



ENTITLEMENTS DIVISION  
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## Final ENVIRONMENTAL IMPACT REPORT

Project No. 174988  
SCH No. 2010111074

**SUBJECT:** Shawnee/CG7600 Master Plan: GENERAL PLAN AMENDMENT (GPA), NAVAJO COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP WITH EASEMENT VACATIONS, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT to implement the proposed Shawnee/CG7600 Master Plan redevelopment project ("proposed project"). The 22.88-acre project site is located in the City of San Diego (City) to the east of the San Diego River, and west of Mission Gorge Road at the western terminus of Old Cliffs Road. The existing site includes a small-scale concrete batching plant, vehicle storage, and a towing and salvage yard. The project would redevelop the site with 996 multi-dwelling units, 27 single-dwelling units, 37,500 square feet of accessory commercial, a 2.57-acre population based park, 1.55 acres of open space, and associated infrastructure. The site is located within the Navajo Community Plan area and the Grantville Redevelopment Project Area, and partially within the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). The site is designated for Industrial and Open Space Parks and Preserves uses, is within the Community Plan Implementation Overlay Zone (CPIOZ; Type A) and is zoned AR-1-1, AR-1-2, and IL-2-1. The project would redesignate the site for Mixed-Uses (High Density 44-72 dwelling units per acre), would result in the site being subject to CPIOZ Type ~~B~~A, and would rezone the site to Residential-Multiple Unit (RM), Residential Townhouse (RT), Open Space Park (OP), and Open Space Conservation (OC). The project site is within the FAA Part 77 Noticing Area for Montgomery Field.

**Applicant:** Shawnee/CG7600 LLC

**Update:** Minor revisions have been made to the Final Environmental Impact Report. The changes do not affect the environmental analysis or conclusions of the document. Pursuant to the California Environmental Quality Act Section 15088.5, recirculation of the document is not required. The changes are shown in ~~strike-out~~ / underline format.

## CONCLUSIONS:

This Environmental Impact Report (EIR) analyzes the environmental impacts that would result from the proposed Shawnee project. The analysis discusses the project's potential impacts to **Land Use, Transportation/Circulation and Parking, Air Quality, Hydrology, Water Quality, Biological Resources, Historical Resources, Noise, Utilities, Visual Effects and Neighborhood Character, Population and Housing, Geology/Soils, Public Services, Public Health and Safety/Hazardous Materials, Paleontological Resources, and Greenhouse Gases.**

The evaluation of environmental issue areas in this EIR concludes that the project would result in significant but mitigable impacts associated with **Land Use (MHPA Adjacency and Wildlife Species), Biological Resources, Historical Resources, Noise, and Paleontological Resources.** Implementation of the proposed Mitigation, Monitoring, and Reporting Program (MMRP) would reduce these environmental effects to below a level of significance.

The project would result in significant unmitigated impacts related to **Transportation/Circulation and Parking (Cumulative).** While mitigation is identified in the EIR for the cumulative traffic impacts, the future construction of necessary road improvements is not assured. Therefore, cumulative traffic impacts would remain significant and unmitigated.

Project impacts to **Air Quality, Hydrology, Water Quality, Visual Effects and Neighborhood Character, Population and Housing, Geology/Soils, Public Services, Public Health and Safety/Hazardous Materials, and Greenhouse Gases** were determined to be less than significant. Thus, these issue areas are not discussed further herein.

## SIGNIFICANT MITIGATED IMPACTS

### *Land Use (MHPA Adjacency and Wildlife Species)*

The proposed development would be located adjacent to the MHPA. Indirect impacts to the adjacent MHPA from project construction and operation would be potentially significant. Also, indirect impacts to the least Bell's vireo, coastal California gnatcatcher, and raptors resulting from construction noise would be potentially significant. These potential indirect impacts would conflict with the MSCP.

### ***Biological Resources***

While, the project would not result in a direct impact to any MSCP Tier Habitat, there is a potential for significant indirect impacts to the least Bell's vireo from project construction noise during site grading. In addition, both the coastal California gnatcatcher and raptors were determined to have the potential to occur within the on- and -off-site MHPA areas and could also be impacted by project construction noise. Indirect impacts to the least Bell's vireo, coastal California gnatcatcher, and raptors resulting from construction noise would be potentially significant.

A portion of the project site is covered by the MHPA associated with the San Diego River. With the minor exception of a storm drain pipeline, impacts to the on-site MHPA land would be avoided. The storm drain connection inside the MHPA would be re-vegetated with native plant species. Measures have been incorporated into the project to avoid long-term impacts to the on-site and off-site MHPA area. None-the-less, potential edge effects to the adjacent MHPA are potentially significant unless mitigation is incorporated to ensure consistency with the MHPA adjacency guidelines.

### ***Historical Resources***

Due to the location of the project site within the San Diego River valley where prehistoric and historic resources are known to exist, there is a potential for unknown subsurface archaeological resources to be impacted during grading activities. The greatest potential for subsurface resources to be present is in the western portion of the project, adjacent to the San Diego River which is the lowest part of the site and within an area of alluvial deposition associated with the river floodplain. Although no resources were identified during a survey of the site or as a result of a records search review, project construction activities could result in impacts to unknown subsurface prehistoric/historical resources. This impact would be considered to be potentially significant.

### ***Noise***

Noise associated with commercial uses such as parking lots and HVAC could expose future residents to noise levels that exceed the limits in the City noise ordinance. Thus, stationary noise impacts related to the ambient noise level increase and noise exposure would be potentially significant.

Because exterior noise levels are projected to exceed 60 CNEL across most of the project site, residential interior noise levels may exceed 45 CNEL. In addition, because exterior noise levels are projected to exceed 65 CNEL at areas close to Mission Gorge Road, commercial interior noise levels may exceed 50 CNEL. Therefore, traffic noise exposure impacts would be significant.

### ***Paleontological Resources***

The project site is underlain by geologic formations considered to have moderate (Terrace deposits) and high (Friars Formation) paleontological resource sensitivity. Grading or excavation within areas underlain by Terrace deposits or Friars Formation could cause physical destruction of significant fossil resources. According to the City's CEQA Significance Thresholds and review of the proposed grading plan, there is a potential for significant impacts to paleontological resources to occur when grading would exceed 1,000 cubic yards and 10 feet of cut or 2,000 cubic yards and 10 feet of cut within high or moderate sensitivity formations, respectively. This impact would be considered potentially significant.

### **RECOMMENDED MITIGATION FOR SIGNIFICANT IMPACTS**

#### ***Land Use (MHPA Adjacency and Wildlife Species - Direct)***

Specific mitigation measures shall be implemented before a construction permit is issued, before construction starts, and during construction in order to ensure that the project conforms with the MHPA Land Use Adjacency Guidelines. This includes pre-construction meetings with a qualified biologist, delineating the limits of grading, monitoring by a qualified biologist, and adherence to landscaping, drainage, lighting, and buffer requirements. To ensure that impacts to sensitive wildlife species are reduced to below a level of significance in compliance with the MSCP, mitigation requires either construction to occur outside of the breeding season of least Bell's vireo, coastal California gnatcatcher and raptors, or pre-construction surveys for these species must be conducted to determine presence/absence of active nests. If the pre-construction surveys were found to be negative and historical records indicate the potential is low for the species to be present, then no additional measures would be required. Positive pre-construction surveys or a high potential to occur would require compliance with additional measures that would ensure noise levels do not exceed levels that would result in a significant impact to nesting bird activities.

#### ***Biological Resources (Direct and Indirect)***

The project would not result in direct impacts to any MSCP tier habitat; therefore no mitigation is required. However, the MHPA and wildlife species mitigation discussed above under Land Use would be implemented to reduce potential impacts to avian species identified during preconstruction surveys within the on-site or adjacent MHPA to below a level of significance.

#### ***Historical Resources (Direct)***

In order to mitigate the potential for significant impacts to subsurface archaeological resources, archeological monitoring during earthwork activities shall be implemented. The program would require that a qualified archaeologist and Native American

Representative be present during construction activities. If cultural or historical deposits are discovered, excavation would temporarily stop to allow the archaeologist to evaluate the discovery, make a significance determination, and identify appropriate measures to mitigate further impacts to the resource. Curation and appropriate documentation of the monitoring program would be required prior to any final site inspections. With implementation of project mitigation, potential impacts to historical resources would therefore be reduced to below a level of significance.

### *Noise*

In order to reduce noise exposure of future residents, the proposed project shall be conditioned to complete an acoustical analysis prior to the issuance of building permits. This analysis must demonstrate to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee that on-site stationary exterior noise sources such as parking lots or HVAC units would not exceed the noise level limits provided in the City's Noise Ordinance at the property boundary (San Diego Municipal Code 59.5.0401).

To mitigate impacts associated with interior noise levels, the project shall be conditioned to complete an acoustical analysis prior to the issuance of building permits to demonstrate interior noise levels due to exterior sources would be 45 CNEL or less in any habitable room of the residential units and 50 CNEL or less in the commercial uses. Architectural and structural considerations such as improved window and door acoustical performance, shall be identified as needed. For multi-dwelling units, where it is necessary for the windows to remain closed to ensure that interior noise levels do not exceed 45 CNEL, a ventilation or air conditioning system shall be required to provide a habitable interior environment with the windows closed. Implementation of project mitigation would reduce potential noise impacts to below a level significance.

### *Paleontological Resources (Direct).*

In order to mitigate for potential impacts to sensitive fossil resources, a paleontological monitoring program during any earthwork shall be implemented. The program would require that a qualified paleontological monitor be present during construction activities. If paleontological resources are discovered, excavation would temporarily stop to allow the paleontologist to record, and recover materials. Curation and documentation of the monitoring program would be reviewed prior to final inspection. With implementation of project mitigation potential impacts to Paleontological Resources would be reduced to below a level of significance.

## **SIGNIFICANT UNMITIGATED IMPACTS**

### *Circulation and Parking (Cumulative)*

Eight street segments and five intersections are anticipated to operate at an unacceptable level of service under the Year 2030 without Project condition and the Year 2030 with Project condition. The addition of project traffic would result in the exceedance of the

significance thresholds at six street segments and four intersections. Thus, the project would result in significant cumulative traffic impacts to the following segments and intersections:

#### Street Segments

- Friars Road between I-15 southbound ramps and I-15 northbound ramps
- Friars Road between I-15 northbound ramps and Rancho Mission Road
- Friars Road between Rancho Mission Road and Santo Road
- Friars Road between Santo Road and Riverdale Street
- Friars Road between Riverdale Street and Mission Gorge Road
- Mission Gorge Road between Old Cliffs Road and Katelyn Court

#### Intersections

- Friars Road at I-15 southbound ramps
- Friars Road at Riverdale Street
- Friars Road at Mission Gorge Road
- Mission Gorge Road and Zion Avenue

In the Year 2030, freeway mainline operations would be unacceptable LOS F and one ramp meter would experience a delay greater than 15 minutes. As the project would result in an increase in delay of over 1.0 minute at that freeway ramp meter, it would result in a significant impact to the following ramp meter:

- I-15 northbound ramp meter at Friars Road – PM peak hour

### **RECOMMENDED MITIGATION FOR SIGNIFICANT UNMITGATED IMPACTS**

The significant traffic impacts that would occur during the Year 2030 condition would ultimately be mitigated through construction of the Santo Road and Tierrasanta Boulevard connections. The owner/permittee shall contribute a fair share of 1.98 percent of the estimated cost of the Tierrasanta Boulevard connection and 2.36 percent of the Santo Road connection. However, because there is no way to assure that these connections would be constructed, the project impacts would remain significant and unmitigated.

## **ALTERNATIVES**

### **No Project (No Development) Alternative**

The No Project (No Development) Alternative would involve continued operation of the site in its current condition and existing environmental setting. Should the No Project (No Development) Alternative be implemented, the site would continue to be used for a small-scale mining operation, vehicle storage, and a towing and salvage yard and the open space area would be retained. This alternative would avoid the impacts associated with the project, including the significant and unmitigated cumulative traffic impacts, and the mitigable impacts associated with Land Use, Biological Resources, Historical Resources, Noise, and paleontological Resources. While adoption of the No Project (No Development) Alternative would avoid these impacts, none of the beneficial effects of the project would occur and none of the project objectives would be attained.

### **Reduced Project Alternative**

The Reduced Project Alternative would entail a similar mixed-use project with the same footprint as the project, but would result in fewer units and less commercial area. Specifically, the Reduced Project Alternative would include approximately 193 multi-dwelling units and 15,000 square feet of commercial uses.

This alternative would reduce Traffic (Cumulative) and Noise impacts when compared to the proposed project because less trips would be generated by the project resulting in reduced impacts on surrounding roadways and intersections. In addition, a reduction in trips would also reduce traffic related noise impacts to commercial and residential uses on the site. Land Use (MHPA Adjacency and Wildlife Species), Biological Resources, Historical Resources, and Paleontological Resources significant impacts would remain similar to the proposed project, as the development footprint would be the same. Impacts associated with air quality, public services, and greenhouse gas emissions would be reduced. The Reduced Project Alternative would meet all of the project's objectives, though to a lesser degree than the proposed project.

### **Alternative Consistent with Community Plan Land Use Designation**

The Community Plan Consistency Alternative would include development consistent with the Community Plan, which designates the majority of the site as Industrial with only the northwestern corner of the project site designated Open Space Parks and Preserves. Since the project site is zoned AR-1-1, this alternative would require a Rezone to IL-2-1 to bring the zone consistent with the land use designation. According to the IL-2-1 zone, this alternative would allow a maximum of 1,994,176 square feet of manufacturing, warehousing, and retail sales uses. The development footprint of this alternative would be the same as the proposed project.

This alternative would increase the traffic impacts when compared to the proposed project and would result in direct and cumulative traffic impacts. Also, air quality and greenhouse gas impacts would be increased. This alternative would have significant

impacts to visual effects and neighborhood character and would not meet the goals and objectives of the proposed project.

**Alternative Consistent with Community Plan Street Network**

This alternative would result in on-site land uses that are the same as the proposed project but would include a street network that is consistent with the Navajo Community Plan. Specifically, this alternative would include the connection of Santo Road from its current terminus to Friars Road, and the extension of Tierrasanta Boulevard south across the San Diego River to connect with Mission Gorge Road.

The Alternative Consistent with Community Plan Street Network would avoid the significant cumulative traffic impacts of the proposed project. Additionally, traffic noise levels would be slightly less than the proposed project. All other impacts of this alternative would be the same as the proposed project. This alternative would meet all of the project goals.

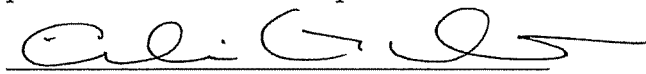
**ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

As the Reduced Project Alternative would avoid the significant and unmitigated impacts of the project and incrementally reduce the significant mitigated solid waste and noise impacts, this alternative would be environmentally superior to the proposed project. The Reduced Project Alternative would meet all of the project's objectives, though to a lesser degree than the proposed project.

**RESULTS OF PUBLIC REVIEW**

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- ( x ) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

Copies of the EIR, the Mitigation Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.



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February 21, 2012  
Date of Draft Report

July 10, 2012  
Date of Final Report

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