

RESOLUTION NUMBER R- 314478DATE OF FINAL PASSAGE DEC 14 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING A PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2022090061, ADOPTING THE FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE COMPREHENSIVE UPDATE TO THE MIRA MESA COMMUNITY PLAN.

WHEREAS, the City of San Diego undertook a comprehensive update to the Mira Mesa Community Plan, amendments to the General Plan, amendments to the Land Development Code, and associated actions (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego (City Council); and

WHEREAS, the matter was heard by the City Council on December 5, 2022; and

WHEREAS, the City Council considered the issues discussed in the Program Environmental Impact Report SCH No. 2022090061 (Report) prepared for the Project; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report,

together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached as Exhibit B and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, to implement the changes to the Project as required by this City Council, in order to mitigate or avoid significant effects on the environment, which is attached as Exhibit C and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the Office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By/s/ Jeanne L. MacKinnon
Deputy City Attorney

JM:hm

11/9/20/22

Or. Dept: Planning

Doc. No.: 3144670

ATTACHMENTS: Exhibit A - Findings

Exhibit B - Statement of Overriding Considerations

Exhibit C - Mitigation Monitoring and Reporting
Program

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 05 2022

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 12/14/22
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

EXHIBIT A
CANDIDATE FINDINGS
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)
FOR THE
MIRA MESA COMMUNITY PLAN UPDATE
SCH No. 2022090061

November 2022

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I. INTRODUCTION

A. Findings of Fact

The following Candidate Findings are made for the Mira Mesa Community Plan Update project (hereinafter referred to as the "proposed CPU" or the "Project"). The environmental impacts of the Project are addressed in the Final Program Environmental Impact Report ("Final PEIR") dated November 17, 2022 (State Clearinghouse No. 2022090061), which is incorporated by reference herein.

The California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 *et seq.*) and the State CEQA Guidelines (CEQA Guidelines) (14 California Code of Regulations Sections 15000 *et seq.*) promulgated therein, require that the environmental impacts of a project be examined before a project is approved. In addition, once significant impacts have been identified, CEQA and the CEQA Guidelines require that certain findings be made before project approval. It is the exclusive discretion of the decision maker certifying the environmental impact report (EIR) to determine the adequacy of the proposed candidate findings. Specifically, regarding findings, CEQA Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental impacts of the project unless the public agency makes one or more written findings for each of those significant impacts, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental impact as identified in the final EIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental impacts. These measures must be fully enforceable through permit conditions, agreements, or other measures.

- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

These requirements also exist in CEQA Section 21081. The "changes or alterations" referred to in CEQA Guidelines Section 15091(a)(1) above, that are required in, or incorporated into, the project which avoid or substantially lessen the significant environmental impacts of the project, may include a wide variety of measures or actions as set forth in CEQA Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Should significant and unavoidable impacts remain after changes or alterations are applied to a project, a Statement of Overriding Considerations must be prepared. The statement provides the lead agency's views on whether the benefits of a project outweigh its unavoidable adverse environmental impacts. Regarding a Statement of Overriding Considerations, CEQA Guidelines Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental impacts, the adverse environmental impacts may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant impacts which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the Project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP), dated July 19, 2021, and all other public notices issued by the City in conjunction with the Project;
- The Draft PEIR, dated September 6, 2022;
- The Final PEIR, dated November 17, 2022;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR and included in the Final PEIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in the Responses to Comments and/or in the Final PEIR;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft PEIR and the Final PEIR;
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings and the Statement of Overriding Considerations; and
- Any other relevant materials required to be included in the Record of Proceedings pursuant to PRC Section 21167.6(e).

II. PROJECT SUMMARY

A. Project Location

Mira Mesa is located in the north-central portion of the City of San Diego in western San Diego County. The Mira Mesa Community Plan area (CPU area) encompasses approximately 10,729 acres and is bounded by Interstate (I-) 805 on the west and I-15 on the east, Marine Corps Air Station (MCAS) Miramar to the south, and Los Peñasquitos Canyon and the surrounding communities of Torrey Hills, Carmel Valley, Del Mar Mesa, and Rancho Peñasquitos to the north.

The CPU area is a developed, urbanized community, and is predominantly developed with residential, mixed-use, office/research and development, and light industrial uses. Other uses include retail, commercial and educational. Development is concentrated on the relatively flat mesa top that characterizes most of the landform within the CPU area. Three major canyons traverse the community, including Carroll Canyon, Lopez Canyon, and Los Peñasquitos Canyon.

B. Project Objectives and Description

Project Objectives

The objectives of the proposed CPU are as follows:

- Sustain and enhance employment areas, including industrial and commercial office uses within the Community Plan Area to support the City's economy;
- Provide for a vibrant employment and residential community by establishing mixed-use villages along major corridors with a range of housing types and employment uses within a distinctive, pedestrian-oriented setting;
- Provide housing, employment, and commercial uses in proximity to existing and proposed transit, including bus transit and light rail, by focusing growth in the planned Urban Villages;
- Enhance community connectivity by creating urban pathways, linear parks, paseos, complete streets, and mobility hubs to link land uses and activity centers throughout the community of Mira Mesa;
- Enhance community identity and the pedestrian environment through land use, urban design, specific pedestrian improvements such as pedestrian bridges and expanded sidewalks, and linear parks to retrofit the existing superblocks and to create an inviting destination for residents, businesses, and visitors;
- Provide parks, plazas, and promenades that promote a healthy, active community and provide multiple benefits as areas for recreation, community events, and connections by developing park facilities near employment centers and Urban Villages and keeping pace with population growth;
- Create a robust mobility system of high-quality facilities and connections that promote more transportation choices for pedestrians, bicyclists, and transit users within the community of Mira Mesa and integrate the Urban Villages;
- Locate housing in select areas near employment centers, such as the Urban Villages, to improve jobs-housing balance and sustainability in support of the City's Climate Action Plan; and
- Preserve open space areas and important natural resources, including vernal pools, drainages, sensitive habitat, and steep slopes.

Project Description

The project addressed in these Findings is a comprehensive update to the Mira Mesa Community Plan, which was adopted in 1992 and was last amended in 2020. The proposed CPU is intended to guide future development in the CPU area, as described in chapter 3.0 of the Final PEIR. The proposed CPU articulates an overall vision, designates land uses, and provides a comprehensive set of policies for new development within the Mira Mesa community. The proposed CPU provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network, implementation of urban design,

recommendations preserving and enhancing natural open space and historic and cultural resources, and the prioritization and provision of public facilities within the Mira Mesa community. The proposed CPU maintains existing employment areas and identifies new and expanded mixed-use urban village areas that would allow increased density and residential uses. The proposed CPU also enhances community connections with a comprehensive network of complete streets, urban paths, and paseos. Buildout of the proposed CPU would result in approximately 143,414 residents and approximately 58,741 dwelling units. Buildout of the proposed CPU would also result in approximately 60,314,214 square feet (SF) of non-residential uses.

The project analyzed in the Final PEIR includes adoption of the proposed CPU and other associated discretionary actions, including the following:

- Adoption of amendments to the General Plan to incorporate the Community Plan land use designations and update the Economic Prosperity Element to include a new Prime Industrial Land category (Prime Industrial Land – Flex) and update Figure EP-1, Industrial and the Prime Industrial Land, for the CPU area;
- Adoption of an ordinance rezoning land within the CPU area to be consistent with the proposed CPU;
- Adoption of an ordinance amending San Diego Municipal Code (SDMC) Sections 131.0704, 131.0707 and Table 131-07A to modify secondary use requirements and clarify allowed uses for EMX base zones within Prime Industrial Land and the proposed new Prime Industrial category, Prime Industrial Land – Flex, and amending SDMC Section 132.1402 to adopt a new Community Plan Implementation Overlay Zone (CPIOZ) for the CPU area;
- Amendment to the City's Land Development Manual Historical Resources Guidelines to exempt the 24 residential master planned communities identified by the proposed CPU's Focused Reconnaissance Survey as Tier 2 and Tier 3 from historical review pursuant to SDMC Section 143.0212;
- Certification by the California Coastal Commission of the proposed CPU, amendment to the General Plan Economic Prosperity Element, amendments to the SDMC to rezone land in and adopt a CPIOZ for the CPU area and to modify secondary use requirements and clarify the allowed uses in the EMX base zones within Prime Industrial Land and Prime Industrial Land – Flex, and amendment to the Land Development Manual Historical Resources Guidelines; and
- Certification of the PEIR and adoption of these Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program for the Project.

The proposed CPU includes eight (8) elements which address land use and economic prosperity; mobility; urban design; parks, recreation, and open space; historic preservation; public services, facilities, and safety; and urban villages and community plan implementation overlay zone. These elements contain policies, urban design guidelines, and Supplemental Development Regulations (SDRs) to guide future development within the CPU area. The proposed CPU also envisions the creation of seven (7) Urban Villages to implement the community's vision for specific portions of the CPU area. The proposed Urban Villages are listed below:

- Mira Mesa Gateway;

- Miramar Gateway;
- Mira Mesa Town Center;
- Plaza Sorrento;
- Sorrento Mesa Rim;
- Pacific Heights; and
- Barnes Canyon

The new CPIOZ-Type A and associated SDRs will apply to the Urban Village areas in the CPU area. In the Urban Village areas, development that is consistent with the Community Plan, the base zone regulations, and the SDRs identified in the CPIOZ can be processed ministerially. The implementation program for the proposed CPU also includes zoning and mobility improvements.

III. SUMMARY OF IMPACTS

The Final PEIR concludes that the Project will have **no significant impacts (direct and/or cumulative)** and require no mitigation measures with respect to the following issues:

1. Agriculture and Forestry Resources
 - Farmland Mapping and Monitoring Program
 - Agricultural Zoning/Williamson Act
 - Forest, Timberland, and Timberland Production Zone
 - Loss of Forest Land
 - Conversion of Farmland or Forest
2. Energy
 - Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources
 - Conflicts with Adopted Plans
3. Mineral Resources
 - Loss of a Known Mineral Resource
 - Loss of a Locally Important Mineral Resource Recovery Site
4. Paleontological Resources
5. Population and Housing

Less than Significant Impacts

The Final PEIR concludes that the Project would have **less than significant impacts (direct and/or cumulative)** and require no mitigation measures with respect to the following issues:

1. Air Quality
 - Sensitive Receptors

- Odors
- 2. Biological Resources
 - Sensitive Species
 - Sensitive Habitats
 - Wetlands
 - Wildlife Movement
 - Conservation Planning
- 3. Geology and Soils
 - Seismic Hazards
 - Erosion and Sedimentation
 - Geologic Instability
- 4. Greenhouse Gas Emissions
 - Greenhouse Gas Emissions
 - Conflicts with Plans or Policies
- 5. Hazards and Hazardous Materials
 - Wildland Fire Risk
 - Hazardous Emissions or Handling of Hazardous Materials Near Schools
 - Emergency Plan Consistency
 - Hazardous Materials Sites
 - Aircraft Hazards
- 6. Hydrology and Water Quality
 - Flooding and Drainage Patterns
 - Flood Hazard Areas
 - Water Quality
 - Groundwater
- 7. Land Use
 - Conflicts with Environmental Policies of Adopted Land Use Plans
 - Conflicts with the Multiple Species Conservation Program (MSCP) Subarea Plan and the Vernal Pool Habitat Conservation Plan
 - Conflicts with an Adopted Airport Land Use Compatibility Plan (ALUCP)
 - Community Division
- 8. Noise

- San Diego Municipal Code Noise Abatement and Control Ordinance Compliance
- 9. Public Utilities and Infrastructure
 - Water Supply
 - Solid Waste Management
- 10. Transportation
 - Conflicts with Current Plans/Policies
 - Hazardous Design Features
 - Vehicle Miles Traveled—Residential Land Uses and Retail Land Uses
 - Inadequate Emergency Access
- 11. Visual Effects and Neighborhood Character
 - Neighborhood Character
 - Landform Alteration
 - Light and Glare
 - Loss of Distinctive or Landmark Trees

Impacts that are Less than Significant with Mitigation

The Final PEIR did not identify any **direct and/or cumulatively significant impacts which will be mitigated to below a level of significance.**

Significant and Unavoidable Impacts

The Final PEIR identifies the following direct and/or cumulatively significant impacts which are considered **significant and unavoidable because mitigation measures do not exist or are considered not feasible to fully reduce impacts to a less than significant level.**

1. Air Quality
 - Conflicts with or Obstructs Air Quality Plans
 - Air Quality Standards
2. Historical, Archaeological, and Tribal Cultural Resources
 - Historic Built Environment
 - Archaeological Resources
 - Tribal Cultural Resources
3. Noise
 - Ambient Noise and Land Use Compatibility
 - Airport Noise
 - Construction Noise

- Vibration
- 4. Public Services and Facilities
 - Public Facilities
 - Deterioration of Existing Neighborhood Parks and Recreational Facilities
 - Construction or Expansion of Recreational Facilities
- 5. Public Utilities
 - Utilities
- 6. Transportation
 - Vehicle Miles Traveled—Employment Land Uses
- 7. Visual Effects and Neighborhood Character
 - Scenic Vistas or Views

IV. FINDINGS REGARDING SIGNIFICANT IMPACTS

A. Findings Regarding Impacts That Will be Mitigated to Below a Level of Significance (CEQA §21081(a)(1) and CEQA Guidelines §15091(a)(1))

The City, having independently reviewed and considered the information contained in the Final PEIR and the public record for the Project, finds, pursuant to CEQA Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), that there are no changes or alterations that have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effects as identified in the Final PEIR.

B. Findings Regarding Mitigation Measures Which are the Responsibility of Another Agency (CEQA §21081(a)(2) and CEQA Guidelines §15091(a)(2))

The City, having independently reviewed and considered the information contained in the Final PEIR and the public record for the Project, finds, pursuant to CEQA Section 21081(a)(2) and CEQA Guidelines Section 15091(a)(2), that there are changes or alterations which would mitigate or avoid the significant impacts on the environment that are within the responsibility and jurisdiction of another public agency.

AIR QUALITY

Conflicts with Air Quality Plans (Issue 1)

Significant Impact

Buildout of the proposed CPU would result in greater density and greater future emissions of ozone precursors (volatile organic compound [VOC] and nitrous oxide [NO_x]) than what was accounted for in the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). Therefore, buildout

of the proposed CPU would conflict with implementation of the applicable air quality plans and would be a significant impact on regional air quality.

Facts in Support of Finding

The RAQS and SIP include anticipated growth associated with the currently adopted Mira Mesa Community Plan. The proposed CPU would increase the number of multi-family residential units and the amount of commercial, retail, office, institutional, industrial, and recreational uses in the CPU area, which would result in greater future emissions compared to the adopted Community Plan. Additionally, the future vehicle miles traveled (VMT) associated with buildout of the proposed CPU would be greater than the VMT associated with buildout of the adopted Community Plan, thereby resulting in greater mobile source emissions. Thus, the proposed CPU would not be consistent with the RAQS and SIP.

Rationale and Conclusion

Implementation of mitigation measure (MM)-AQ-1 would reduce this significant and unavoidable impact by requiring the City to provide a revised land use map and housing and employment forecast to the San Diego Association of Governments (SANDAG) to ensure that any revisions made by the San Diego Air Pollution Control District (SDAPCD) to the RAQS and the SIP accurately reflect the anticipated growth in the CPU area. The City does not have control of or the authority to update the RAQS and the SIP; this effort is the responsibility of the SDAPCD. As updates to the regional air quality plans are within the SDAPCD's jurisdiction, the effectiveness of this mitigation measure cannot be guaranteed at this time. Therefore, this impact would remain significant and unavoidable. Nevertheless, MM-AQ-1 is included in the Final PEIR and will be included in the Mitigation, Monitoring and Reporting Program (MMRP) for the Project.

C. Findings Regarding Infeasible Mitigation Measures (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

The City, having independently reviewed and considered the information contained in the Final PEIR and the public record for the Project, finds pursuant to CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3) that the Project will have significant and unavoidable impacts in the following issue areas and there are no feasible mitigation measures to reduce impacts. Pursuant to CEQA Guidelines Section 15364, feasible is defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The CEQA statute (Section 21081) and Guidelines (Section 15091(a)(3)) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

AIR QUALITY AND ODOR

Air Quality Standards (Issue 2)

Significant and Unavoidable Impact

Construction and operational emissions associated with buildout of the proposed CPU would violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Facts in Support of Finding

The exact number, timing, and size of individual development projects that could occur per the proposed CPU are unknown at this time. While construction emissions related to the development of a small-scale project might not exceed the City's significance thresholds, the simultaneous construction of several of these types of projects could result in a significant air quality impact. Thus, construction-related emissions would be potentially significant. Similarly, construction activities associated with a large project, such as redevelopment along transit corridors to create Urban Villages, could result in a significant air quality impact.

Operational emissions associated with buildout of the proposed CPU would exceed operational emissions significance thresholds for VOC, NO_x, carbon monoxide (CO), particulate matter less than 10 microns (PM₁₀), and particulate matter less than 2.5 microns (PM_{2.5}), and the assumptions used to develop the RAQS. While adherence to the existing federal, State, and local regulations would minimize potential air quality impacts, it is possible that certain projects could require additional mitigation measures to avoid or reduce significant air quality impacts and may not be able to reduce their emissions below the significance thresholds. Thus, operational emissions would be potentially significant.

Rationale and Conclusion

Federal, State, and local regulations provide a framework for developing project-level air quality protection measures for future projects. The City's process for the evaluation of discretionary projects also 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 and associated Community Plan. In addition, the proposed CPU includes policy 2.21 which directs future development to mitigate against air pollution sources in the siting, design, and construction of residential units and other sensitive receptors.

In accordance with MM-AQ-2, proposed development projects that are subject to CEQA shall have their construction-related air quality impacts analyzed using the latest available California Emissions Estimator Model (CalEEMod) model, or other analytical method determined in conjunction with the City. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation and, if such analyses identify potentially significant regional or local air quality impacts based on the City's CEQA Significance Determination Thresholds, the City shall require the incorporation of appropriate mitigation to reduce such impacts. Examples of potential mitigation measures are provided in MM-AQ-3 and include incorporating best available control measures/technology such as the use of equipment that meets USEPA Tier IV emissions standards, as feasibly available; use of alternative fueled construction equipment such as battery-

powered instead of gas-powered equipment, as feasible; and use of dust control measures to minimize fugitive dust.

Given that the potential significant growth that could occur in the CPU area was analyzed conservatively, criteria pollutant air emissions from development per the proposed CPU could exceed the SDAPCD screening thresholds. Therefore, air quality impacts would remain significant and unavoidable. Although MM-AQ-2 and MM-AQ-3 are included in the Final PEIR and will be included in the MMRP for the Project, impacts would remain significant and unavoidable for construction-related impacts as not all development is subject to CEQA, and so, for those projects, mitigation measures could not be imposed. For operational emissions, federal, State, and local regulations would provide a framework for developing project-level air quality protection measures for future projects. However, it is possible that for certain projects, adherence to the regulations may not adequately protect air quality and would require additional mitigation measures to avoid or reduce significant air quality impacts. Therefore, at the program-level, operational air quality impacts would remain significant and unavoidable.

HISTORICAL, ARCHAEOLOGICAL, AND TRIBAL CULTURAL RESOURCES

Historic Built Environment (Issue 1)

Significant and Unavoidable Impact

Future development associated with buildout of the proposed CPU could result in the alteration of a historic building, structure, object, or site.

Facts In Support of Finding

Implementation of the proposed CPU would increase the development potential in the CPU area, which could result in direct impacts (e.g., substantial alteration, relocation, or demolition of individual historic buildings, structures, objects, sites, or districts) or indirect impacts (e.g., introduction of audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance) to historic resources. While the SDMC and the policies in the proposed CPU provide for the regulation and protection of designated and potential historical resources and the proposed CPU does not propose specific development, it is not possible to guarantee the successful preservation of all historic built environment resources within the CPU area.

Rationale and Conclusion

The proposed CPU includes an amendment to the City's Land Development Manual Historical Resources Guidelines to exempt 24 residential master planned communities within the CPU area (as identified in the proposed CPU's Focused Reconnaissance Survey) from historic review under SDMC Section 143.0212. This exemption is unlikely to result in the loss of potential historical resources given the level of analysis that has occurred as part of the Focused Reconnaissance Survey and the infrequency with which properties are found to have an association with a historic person or event as discussed in Historic Resources Board (HRB) Criterion B. Additionally, the SDMC allows any member of the public to submit a nomination to designate a property as a historic resource, including properties exempted from review under SDMC Section 143.0212, which would allow properties that may be eligible for designation under Criterion B to be evaluated and considered for designation.

For non-exempt and/or un-surveyed areas, City regulations will apply to future projects with the potential to directly or indirectly affect a building/structure in excess of 45 years of age and the City shall determine whether the affected building/structure is historically significant pursuant to the process outlined in SDMC Section 143.0212. The evaluation of historic architectural resources shall be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the City's Historical Resources Guidelines. The preferred mitigation for historic buildings or structures shall be avoidance of the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

Future development would be subject to existing City regulations and would apply relevant policies from the General Plan and the proposed CPU to reduce potential impacts to historical resources. Nevertheless, the ability to fully mitigate potential significant impacts to historical resources from future development cannot be guaranteed at this program-level of analysis. Therefore, potential impacts to historic buildings, structures, objects, or sites would remain significant and unavoidable.

Archaeological Resources (Issue 2)

Significant and Unavoidable Impact

Future development and related construction activities could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites, and could impact religious or sacred uses or disturb human remains.

Facts in Support of Finding

The Cultural Resources Constraints and Sensitivity Analysis identified 159 recorded cultural resources (consisting of 121 prehistoric resources, 29 historic resources, and five multicomponent resources) within the CPU area, and much of the area is of moderate or high cultural sensitivity. Much of the CPU area has been extensively developed during the modern era and it is assumed that many of the cultural resources within the CPU area have been disturbed. However, it is possible that intact cultural resources are present in areas of the CPU area that have not been previously developed, or are buried in alluvial deposits located within canyons, and along its western boundary. Furthermore, cultural sensitivity varies across the CPU area, and it supported Native American populations for possibly thousands of years, representing a prehistorically and historically active environment. Impacts may be unavoidable in certain circumstances when resources are discovered during construction, particularly given the moderate to high cultural sensitivity identified in portions of the CPU area. Therefore, future development implemented per the proposed CPU could result in potential direct impacts (e.g. substantial alteration or demolition of archaeological sites from ground-disturbing activities) and indirect impacts (e.g., vandalism of archaeological resources) to archaeological and cultural resources.

While existing federal, State, and local regulations, and proposed CPU policies would provide for the regulation and protection of prehistoric and historic archaeological resources and human remains, it is not feasible or possible to ensure the successful preservation of all prehistoric and historic archaeological resources as future site-specific development is unknown, and any proposed mitigation would be speculative at this program-level of analysis.

Rationale and Conclusion

Implementation of MM-HIST-1 would reduce impacts to prehistoric or historic archaeological resources, religious or sacred sites, and human remains. This mitigation measure, combined with relevant policies from the General Plan and the proposed CPU, in addition to compliance with CEQA Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources Regulations (SDMC Section 143.0212), which require review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Cultural Resources Sensitivity Map, would reduce potential impacts related to prehistoric or historical archaeological resources. However, the impact would remain significant and unavoidable because it cannot be guaranteed at this program-level analysis that implementation of MM-HIST-1 will be able to fully mitigate potential significant impacts to prehistoric or historic archaeological resources. Nevertheless, MM-HIST-1 is included in the Final PEIR and will be included in the MMRP for the Project.

Tribal Cultural Resources (Issue 3)

Significant and Unavoidable Impact

Future development per the proposed CPU could result in significant and unavoidable impacts to tribal cultural resources given the moderate to high cultural sensitivity identified in portions of the CPU area.

Facts in Support of Finding

There is precedent for the potential discovery of tribal cultural resources in the CPU area given the prehistoric and historic activity present in the CPU area. Although the Sacred Lands File Check from the Native American Heritage Commission (NAHC) indicated that no sacred lands have been identified within the CPU area, a key area that may be of high interest to local Native American communities, is the village site of Ystagua, which was located along the western boundary of the CPU area. While existing federal, State, and local regulations, and proposed CPU policies and mitigation measures would provide for the regulation and protection of tribal cultural resources, there is no guarantee at this program-level of analysis that substantial adverse changes to tribal cultural resources could be avoided. Impacts to tribal cultural resources would be significant and unavoidable.

Rationale and Conclusion

Implementation of MM-HIST-1, combined with the policies from the General Plan and the proposed CPU promoting the identification, protection, and preservation of tribal cultural resources, in addition to compliance with CEQA Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources Regulations (SDMC Section 143.0212), which require review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Cultural Resources Sensitivity Map, would reduce the program-level impact related to tribal cultural resources. Implementation of this mitigation measure would reduce the significance of impacts, but the impact would remain significant and unavoidable because it cannot be guaranteed at this program-level analysis that implementation of MM-HIST-1 will be able to fully mitigate potential significant impacts to tribal cultural resources. Nevertheless, MM-HIST-1 is included in the Final PEIR and will be included in the MMRP for the Project.

NOISE

Ambient Noise and Land Use Compatibility (Issues 1 and 2)

Significant and Unavoidable Impact

Implementation of the proposed CPU would result in a substantial increase in ambient noise due to new land uses that would generate traffic, and noise sensitive land uses (NSLUs) could be exposed to vehicular traffic noise levels in excess of the City's Land Use-Noise Compatibility Guidelines. Impacts would be significant.

Facts In Support of Finding

Future development per the proposed CPU would introduce new land uses that would increase density and intensity of uses in the CPU area and generate traffic and associated traffic noise that would result in a substantial increase in ambient noise levels. In general, the proposed CPU would result in the development of NSLUs (e.g. residential uses) along major transit corridors, such as Mira Mesa Boulevard, Miramar Road, Camino Santa Fe, and Camino Ruiz, that would result in the exposure of sensitive noise receptors to higher levels of traffic noise.

New development in areas along major roadways may experience exterior noise that is in excess of the City's Land Use-Noise Compatibility Guidelines and cannot be adequately attenuated. Therefore, exterior noise impacts to NSLUs located in areas that exceed the applicable land use and noise compatibility level would be significant.

Rationale and Conclusion

Future discretionary development in the CPU area would be required to prepare an acoustical study consistent with the General Plan Noise Element's Acoustical Study Guidelines and submit a Title 24 Compliance Report that demonstrates interior noise levels of 45 Community Noise Equivalent Level (CNEL) or less (24 CCR Section 1206.1 et seq., 2019; City of San Diego General Plan Noise Element, 2015). Proposed CPU policy 2.22 which encourages the design of residential development adjacent to highways to include features to shield units from noise would reduce potential land use-noise compatibility impacts. While some NSLUs may be able to adequately attenuate exterior noise, there could still be some NSLUs that would experience ambient noise levels that exceed the City's Land Use-Noise Compatibility Guidelines. In addition, future ministerial development in the CPU area would not be required to demonstrate consistency with the General Plan Noise Element or the proposed CPU, and could be exposed to ambient noise levels that exceed the City's Land Use-Noise Compatibility Guidelines. Furthermore, it is speculative at a program-level of analysis to identify mitigation measures to fully mitigate potential impacts. Therefore, exterior noise impacts would remain significant and unavoidable and there are no feasible mitigation measures available to mitigate this impact.

Airport Noise (Issue 3)

Significant and Unavoidable Impact

New residential development located within the 60, 65, 70, and 75 CNEL noise contours associated with the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) could experience exterior noise levels that exceed compatibility levels in the City's Land Use—Noise Compatibility Guidelines.

Facts in Support of Finding

The City's General Plan Noise Element has an exterior noise compatibility level of 60 CNEL or less for residential uses, and noise levels up to 70 CNEL for multi-family residential are considered conditionally compatible as long as interior noise levels can be attenuated to 45 CNEL or less.

The CPU proposes land use designations that could contain residential uses within the 60 and 65 CNEL noise contours associated with the MCAS Miramar ALUCP. Specifically, new residential, urban employment village and business park land use designations that allow for multi-family residential uses are proposed within the 60 CNEL contours associated with the MCAS Miramar ALUCP.

Buildout of the proposed CPU could expose new residential development to exterior noise levels from aircrafts that exceed the City's Land Use—Noise Compatibility Guidelines; thus, potential aircraft noise impacts would be significant.

Rationale and Conclusion

New development is required to submit a Title 24 Compliance Report that demonstrates interior noise levels of 45 CNEL (24 CCR Section 1207.5, 2016; City of San Diego General Plan Noise Element, 2015). Additionally, General Plan Noise Element policy NE-A.4 requires an acoustical study consistent with the Acoustical Study Guidelines (Table NE-4 of the General Plan) for proposed developments in areas where the existing or future noise level exceeds or would exceed the "compatible" noise level thresholds as indicated on the City's Land Use – Noise Compatibility Guidelines. However, because new residential development may be exposed to exterior noise levels from aircrafts that exceed the Land Use – Noise Compatibility Guidelines, aircraft noise impacts would remain significant and unavoidable and there are no feasible mitigation measures available.

Construction Noise (Issue 5)

Significant and Unavoidable Impact

Future construction activities associated with buildout of the proposed CPU could expose existing and future sensitive receptors to significant temporary construction noise.

Facts in Support of Finding

Construction activities have the potential to generate high noise levels depending on the type, duration, and location of the activity. Due to the highly developed nature of the CPU area and the proposed increase in residential uses and in-fill projects, existing and future sensitive receptors could potentially be located in proximity to construction sites and could be exposed to substantial short-term noise levels in excess of 75 dBA LEQ (12 hour). The City regulates construction noise through its Noise Abatement and Control Ordinance, which puts limits on the days of the week and hours of operation allowed for construction. The City also imposes requirements for building and grading

permits related to construction noise. However, there is also a procedure in place that allows for a permit to deviate from the noise ordinance. Due to the highly developed nature of the CPU area with sensitive receivers potentially located in proximity to construction sites, there is a potential that future construction activities associated with the proposed CPU could expose existing sensitive receptors to significant noise levels.

Rationale and Conclusion

Implementation of MM-NOI-1 would require future discretionary projects to implement measures to minimize construction-related noise impacts. While implementation of this mitigation measure would reduce the significance of impacts, this impact would remain significant and unavoidable because it is not feasible to ensure and enforce implementation for all projects developed per the proposed CPU.

Although impacts would remain significant and unavoidable, MM-NOI-1 is included in the Final PEIR and will be included in the MMRP for the Project.

Vibration (Issue 6)

Significant and Unavoidable Impact

New development in the CPU area could expose sensitive receptors to substantial vibration levels from future construction activities.

Facts in Support of Finding

Future construction activities under the proposed CPU could have the potential to temporarily generate vibration through the use of pile driving equipment and smaller equipment such as a vibratory roller, which could result in a short-term effect on nearby vibration-sensitive land uses. Construction activities within 200 feet and pile driving within 600 feet of a vibration-sensitive use, such as those that include machinery in manufacturing and processing or medical laboratory equipment, could be potentially disruptive to vibration-sensitive operations. Therefore, proposed land use designations under the CPU that accommodate vibration-sensitive uses could be exposed to substantial vibration generated by vibratory construction equipment operations. Thus, construction-related vibration impacts would be significant.

Rationale and Conclusion

Implementation of MM-NOI-2 would require future discretionary projects to implement measures to minimize construction-related vibration impacts. While implementation of this measure would reduce the significance of impacts, the ability of this mitigation measure to fully mitigate construction-related vibration impacts cannot be guaranteed at this time. Furthermore, not all development is subject to CEQA, and so, for those projects, mitigation measures could not be imposed. Thus, this impact would remain significant and unavoidable. Nevertheless, MM-NOI-2 is included in the Final PEIR and MMRP for the Project.

PUBLIC SERVICES AND FACILITIES

Public Facilities (Issue 1)

Significant and Unavoidable Impact

Buildout of the proposed CPU would increase overall population and could result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts.

Facts in Support of Finding

Implementation of the proposed CPU would result in an increase in overall population within the CPU area, which could potentially increase the demand for existing public services and facilities or necessitate the construction of new or expanded public services and facilities including police services, fire/life safety protections services, parks and recreational facilities, libraries, and schools. No new or expanded public facilities are currently planned in the CPU area, however, the proposed CPU policies support the construction of a new fire station near Camino Santa Fe and Miramar Road. The proposed CPU also includes policies which address maintaining sufficient public services throughout the CPU area and encourage increasing recreational opportunities. Buildout of the proposed CPU could result in a potential increase of between approximately 3,844 and 7,614 students in the CPU area, which would likely exceed the capacity of current school facilities. Therefore, implementation of the proposed CPU would result in the need to develop new or expanded schools in the future, the construction and operation of which could result in physical environmental impacts. To ensure that school space is available for future residential growth, San Diego Unified School District (SDUSD) may undertake a number of potential measures and may levy impact fees on new development in order to mitigate any potential impacts on school facilities pursuant to Senate Bill 50 (Chapter 407, Statutes of 1998). The proposed CPU also identifies a potential school site in the proposed Stone Creek Master Plan area, consistent with the draft Stone Creek Master Plan, and includes a policy supporting coordination with SDUSD to explore options for the provision of pre-kindergarten to 12th grade educational facilities to serve future Mira Mesa students as needed.

Future public facilities projects would be required to undergo project-specific environmental review during project review and approval, at which time environmental impacts would be identified and addressed. As the location and need for potential future public facilities cannot be determined at this time, it is unknown what specific impacts may occur; therefore, this impact would remain significant and unavoidable as impacts associated with the construction and operation of future public facilities are not known at this time.

Rationale and Conclusion

Compliance with existing regulations would reduce potential environmental impacts associated with the construction and operation of future public facilities. The proposed CPU provides a policy framework that would encourage the development of future public facilities needed to accommodate anticipated population growth. Additionally, future projects would be subject to a separate environmental review at the time design plans are available and fees collected from future development projects would provide a potential funding source for future public facilities improvements. However, as specific construction and operational details and their associated impacts are not known at this time, it would be speculative at a program-level of analysis to identify mitigation

measures that would fully mitigate potential impacts. Therefore, impacts to public services and facilities would remain significant and unavoidable and there are no feasible mitigation measures available to mitigate this impact.

Deterioration of Existing Neighborhood Parks and Recreational Facilities (Issue 2)

Significant and Unavoidable Impact

Implementation of the proposed CPU could result in increased use of the existing neighborhood parks and recreational facilities which could lead to substantial physical deterioration and result in an environmental impact.

Facts in Support of Finding

Implementation of the proposed CPU would increase the population within the CPU area to approximately 143,141 residents by 2050, which could increase the use and potential physical deterioration of existing parks and recreational facilities. Although the CPU does not propose any specific facilities at this time, it provides policies intended to further decrease the existing parkland and recreation facilities deficit and provide additional recreational opportunities for residents and visitors to the CPU area. The development of future park and recreational facilities within the CPU area could offset the potential increased use of existing facilities and their associated physical deterioration; however, it is unknown to what extent these potential future facilities would be able to accommodate increases in demand for recreational facilities. Thus, this impact would be significant.

Rationale and Conclusion

While the proposed CPU provides a policy framework that encourages the development of future parks and recreational facilities within the CPU area, it is unknown to what extent these potential future facilities would be able to accommodate increased demand and offset the increased use and physical deterioration of existing recreational facilities. Additionally, the proposed CPU contains policies in chapter 6 and SDRs 1, 4, and 5 that support the creation of new and maintenance of existing recreational facilities, which would serve to reduce the impact; however, it is unknown to what extent these improvements to existing facilities would be able to accommodate increases in demand for recreational facilities. Furthermore, it would be speculative at a program-level of analysis to identify mitigation measures to fully mitigate potential impacts. Thus, impacts would remain significant and unavoidable, and there are no feasible mitigation measures available to address this significant impact and

Construction or Expansion of Recreational Facilities (Issue 3)

Significant and Unavoidable Impact

Implementation of the proposed CPU could require the construction or expansion of recreational facilities, which could result in significant environmental impacts.

Facts in Support of Finding

Buildout of the proposed CPU would increase the population of the CPU area, which could require the construction of new or expansion of existing recreational facilities to accommodate increased

demand. The proposed CPU identifies the location of new facilities and possible improvements for existing facilities as depicted in Figure 6-1 and 6-2, and contains policies in chapter 6 of the proposed CPU and SDRs 1, 2, 4 and 5 that would support and require the development of future park/recreational facilities to fill the existing deficit within the CPU area. However, the proposed CPU does not directly identify specific projects and design plans, and while the proposed CPU supports the development of new facilities and expansion of existing facilities it would not directly result in the construction of these planned facilities. Furthermore, as potential environmental impacts associated with the construction of new recreational facilities and improvements to existing recreational facilities are unknown at this time, this impact would be significant.

Rationale and Conclusion

While the proposed CPU identifies locations and possible improvements to existing and new recreational facilities, it does not provide specific design plans at this time. The proposed CPU's policies and SDRs would facilitate the future development of parks and recreational facilities, the construction of which could result in physical environmental impacts. While these impacts would be assessed during project-level environmental review at the time specific design plans are available, it cannot be ensured the impacts would be less than significant. Furthermore, it would be speculative at a program-level of analysis to identify mitigation measures to fully mitigate potential impacts. Therefore, impacts would remain significant and unavoidable and there are no feasible mitigation measures available to address this significant impact.

PUBLIC UTILITIES

Utilities (Issue 2)

Significant and Unavoidable Impact

Buildout of the proposed CPU would increase overall population and could result in the need for new or physically altered public utilities, the construction of which could cause significant environmental impacts.

Facts in Support of Finding

The CPU area is currently served by stormwater, sewer, water, and communications systems infrastructure; however, some areas within the CPU area have existing infrastructure deficiencies and may require capacity improvements to serve the existing and projected population within the CPU area. Systematic improvements to utilities in the CPU area, which could include upgrades such as increasing the sizing and replacement of existing pipelines and mains, are expected to be provided as the gradual replacement of aging and substandard infrastructure is needed. Future development projects would be reviewed by the City to identify required improvements to the City's stormwater, sewer, and water infrastructure, as well as any significant impacts associated with the installation of new infrastructure. Similarly, as individual development projects are initiated, coordination between the City and communications utility providers would occur as part of the project design and review process. As site-specific information regarding potential future facilities is unknown at this time, this impact would be potentially significant.

Rationale and Conclusion

Future utilities development is required to comply with the City's Storm Water Standards, Sewer Design Guide, SDMC, and other local regulations, which would help reduce construction-related impacts. Additionally, future utilities development would be required to undergo a separate environmental project-level review at the time design plans are available to determine any significant impacts. Adherence to the existing regulatory framework would reduce construction-related impacts; however, as site-specific information regarding new utilities infrastructure is unknown at this time, these impacts would remain significant and unavoidable and it would be speculative at a program-level of analysis to identify mitigation measures that would fully mitigate potential impacts. Therefore, impacts to public utilities would remain significant and unavoidable and no feasible mitigation measures are available at this time.

TRANSPORTATION

Vehicle Miles Traveled – Employment Land Uses (Issue 3)

Significant and Unavoidable Impact

Buildout of the proposed CPU would increase the average employment related VMT which would exceed the 85% significance threshold. Therefore, transportation impacts related to employee VMT are considered significant.

Facts in Support of Finding

Employee VMT per employee includes, for all San Diego County residents, all vehicle-based employee travel grouped and summed to the work location of the individual. This includes all employee travel, not just work-related trips. Mira Mesa's employee VMT per employee for the proposed project is 92.4% of the Base Year regional average, which is considered to be a significant impact. Overall, the proposed CPU's lower residential and employment related VMT compared to the Base Year is largely because the proposed CPU was designed to self-mitigate by increasing the transportation efficiency in the community guided by the General Plan and Climate Action Plan. These policies include support of transit-oriented housing, alternative transportation mobility connections, support of new smart transportation technology, and enhanced bikeways and pedestrian paths. The proposed CPU is also consistent with the City's Complete Communities initiative, which includes planning strategies that work together to create incentives to build homes near transit and places of employment, provide more mobility choices, enhance opportunities for places to walk, bike, relax and play, and more quickly bring neighborhood benefits where needed the most. Nevertheless, this impact would be significant.

Rationale and Conclusion

Future development under this proposed CPU would be required to comply with the City's Mobility Choices Ordinance (SDMC section 143.1103 et seq.) which requires development projects to reduce their VMT to the extent feasible by providing on-site VMT reducing infrastructure such as those found in the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures Report, and the SANDAG Mobility Management Toolbox; or pay a fee that would fund active transportation infrastructure in VMT efficient areas to reduce Citywide VMT. Compliance with the Mobility Choices Ordinance is anticipated to result in the implementation of infrastructure

improvements that could result in per capita VMT reductions. However, at a program-level of analysis, it cannot be determined with certainty whether improvements would be implemented at the time a future development project's VMT could occur and whether those impacts would be mitigated to a less than significant level. Thus, impacts would remain significant and unavoidable.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

Scenic Vistas or Views (Issue 1)

Significant and Unavoidable Impact

Implementation of the proposed CPU could result in a substantial obstruction of scenic vistas or views identified in the proposed CPU.

Facts in Support of Finding

The proposed CPU identifies future trail improvements/extensions and new pocket parks, linear parks, parklets, and scenic overlooks that will provide public access to scenic views of the CPU area's canyons and natural resources. Future development in the CPU area would be concentrated in the proposed Urban Village areas located along or in proximity to major transit corridors and would occur within existing developed areas. While it is unlikely that future redevelopment will occur near and result in a substantial obstruction of the scenic overlooks identified in the proposed CPU, it cannot be known at this program-level of review without site specific plans. Thus, impacts associated with a substantial obstruction of scenic vistas or views would be considered significant.

Rationale and Conclusion

Although development in the CPU area is anticipated to be concentrated in the proposed Urban Village areas and would occur within existing developed areas, it cannot be known at this program-level of analysis without site-specific plans whether future redevelopment will result in a substantial obstruction of the scenic overlooks identified in the proposed CPU. Furthermore, it would be speculative at a program-level of analysis to identify mitigation measures to fully mitigate potential impacts. Thus, impacts would remain significant and unavoidable and no feasible mitigation measures are available at this time.

D. Findings Regarding Alternatives (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

Because the Project will cause one or more unavoidable significant environmental impacts, the City must make findings with respect to the alternatives to the Project considered in the Final PEIR, evaluating whether these alternatives could feasibly avoid or substantially lessen the Project's unavoidable significant environmental impacts while achieving most of its objectives (listed in Section II.B above and Section 3.3 of the Final PEIR).

"Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The CEQA statute (Section 21081) and Guidelines (Section 15019(a)(3)) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

The City, having independently reviewed and considered the information contained in the Final PEIR and the Record of Proceedings, and pursuant to CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), makes the following findings with respect to the alternatives identified in the Final PEIR.

Background

The Final PEIR evaluated the following alternatives:

1. No Project Alternative (Adopted Community Plan);
2. Alternative 1 (Medium Density Alternative); and
3. Alternative 2 (Lowest Density Alternative).

These project alternatives are summarized below, along with the findings relevant to each alternative.

No Project Alternative (Adopted Community Plan)

Under the No Project Alternative, the adopted Mira Mesa Community Plan would continue to guide development. The No Project Alternative represents what would reasonably be expected to occur in the foreseeable future if the proposed project were not approved. The No Project Alternative would consist of the adopted Community Plan land use designations as they apply today, including all amendments to the Community Plan from its original adoption in 1992 to the most recent amendment in 2020. The majority of Mira Mesa is designated for industrial uses, and the adopted Community Plan land use designations would retain the existing residential, commercial, industrial, and open space uses. The adopted Community Plan includes planned mixed-use development in the Carroll Canyon Master Plan Area, but otherwise does not propose the development of Urban Villages or housing in existing commercial and employment hubs. The adopted Community Plan calls for an increase in multifamily dwelling units at 17,647 units which is at a lower capacity than the proposed in the CPU (approximately 41,671 multifamily dwelling units). The adopted Community Plan encouraged transit-oriented development and housing opportunities near employment centers; however, the adopted Community Plan does not provide for mixed-use Urban Villages in proximity to transit networks.

The adopted Community Plan maintains the 1981 Community Plan's recommendations to preserve industrially designated sites for large lot, employment-generating uses and restrict retail development to existing commercial centers. The adopted Community Plan also calls for an increase in Industrial uses, but to a lesser extent than the proposed CPU. However, while the proposed CPU retains key employment lands it also encourages mixed-use development which will support the redevelopment of existing commercial centers and super blocks. The adopted Community Plan and the proposed CPU both include criteria to be used in the review of new building proposals to ensure that development is designed to preserve Mira Mesa's unique system of canyons, ridge tops and mesas, and includes plans to develop new or expanded public facilities such as parks, libraries, and fire stations.

Similar to the proposed CPU, the adopted Community Plan also provides a roadway network with improvements, including street widenings, adequate space for sidewalks and landscaped medians, transit facilities for bus and future light rail, as well as a bikeway system. However, the adopted

Community Plan does not plan for multimodal connections that promote sustainable travel via walking, rolling, biking, and riding transit to the extent of the CPU. The adopted Community Plan describes the current development pattern as automobile-oriented with large parking areas between the stores and the streets; however, the adopted Community Plan encourages pedestrian amenities such as sheltered passenger waiting areas, benches, shade trees, and pedestrian bridges over Black Mountain Road to improve other modes of travel and establish a sense of character for the commercial district.

Potentially Significant Impacts

Significant impacts of the No Project Alternative are summarized below.

1. Historical, Archeological, and Tribal Cultural Resources
 - Historic Built Environment
 - Archaeological Resources
 - Tribal Cultural Resources
2. Noise
 - Ambient Noise and Land Use Compatibility
 - Airport Noise
 - Construction Noise
 - Vibration
3. Public Services and Facilities
 - Public Facilities (Police Protection, Fire/Life Safety Protection, Parks and Recreation, Schools, and Libraries)
 - Deterioration of Existing Neighborhood Parks and Recreational Facilities
 - Construction or Expansion of Recreational Facilities
4. Public Utilities
 - Utilities
5. Transportation
 - Vehicle Miles Traveled—Employment Land Uses

Finding and Supporting Facts

Development pursuant to the No Project Alternative would eliminate two significant impacts related to air quality (conflicts with air quality plans and air quality standards) because the land uses under the adopted Mira Mesa Community Plan would be consistent with the assumptions used to develop the RAQS and SIP. Additionally, because buildout of the No Project Alternative would be less dense compared to the proposed CPU, impacts regarding the exposure of sensitive receptors to pollutants and odors would be less than the anticipated impacts of the proposed CPU.

Impacts to historical, archeological, and tribal cultural resources would remain significant and unavoidable under the No Project Alternative. Much of the CPU area is of either moderate or high cultural sensitivity and future development under this alternative could encounter as-yet undiscovered archaeological or Native American resources. While the No Project Alternative would have less development potential compared to the proposed CPU, future development per this alternative could still result in significant and unavoidable direct and indirect impacts to historical, archeological, and tribal cultural resources, similar to the proposed CPU.

The No Project Alternative would result in less operational greenhouse gas (GHG) emissions compared to the proposed CPU due to the reduced amount of development. The No Project Alternative would not include the proposed CPU VMT reduction measures nor would it emphasize the development of transit and active transportation options as compared to the proposed CPU; therefore, the No Project Alternative would result in greater vehicle emissions per service population than the proposed CPU. The No Project Alternative would not implement the City's Climate Action Plan (CAP) and General Plan City of Villages strategies to the same extent as the proposed CPU. Although impacts under the No Project Alternative would be less than significant, its overall GHG impacts are considered to be greater compared to the proposed CPU.

Compared to the proposed CPU, the No Project Alternative would be less successful in implementing the General Plan City of Villages strategy and supporting the mobility goals of the applicable plans such as the City's CAP, Bicycle Master Plan, and Pedestrian Master Plan as it would not include proposed CPU policies aimed at increasing density and improving multimodal connectivity and accessibility through the encouragement of building mixed-use development with residential uses in close proximity to commercial and employment centers connected by bike lanes, walkable paths, and transit. Thus, while land use impacts related to conflicts with the environmental policies of adopted land use plans would be less than significant under the No Project Alternative, they would be slightly greater than the proposed CPU.

Overall, the No Project Alternative would result in similar impacts as the proposed CPU except that it would result in reduced noise impacts related to an increase in existing ambient traffic noise levels. Like the proposed CPU, under the No Project Alternative, impacts related to land use compatibility (traffic noise exposure), airport noise, groundborne vibration and noise, and temporary construction noise would be significant and unavoidable.

Transportation impacts under the No Project Alternative would be significant and unavoidable and greater than the anticipated impacts under the proposed CPU. Under the No Project Alternative, Mira Mesa's office space footage would in aggregate increase by approximately 83%. With this increase in office square footage, and potentially increased numbers of drivers from the outside the community, the Mira Mesa Total VMT generated by office uses is expected to increase under this alternative compared to Base Year conditions. Due to the large increase in office space, the No Project Alternative would result in a significant impact in employee VMT per employee. Additionally, while the No Project Alternative would have less than significant impacts regarding conflicts with adopted plans and policies addressing alternative transportation, impacts would be slightly greater compared to the proposed CPU as this alternative would not include the proposed CPU policies that support increasing multi-modal opportunities consistent with SANDAG's Regional Plan, the City's General Plan, and the CAP.

Implementation of the No Project Alternative would eliminate one significant impact associated with scenic views and overlooks, as the adopted community plan does not identify any scenic views or overlooks.

The No Project Alternative would have similar or reduced impact levels for other issue areas determined to be significant under the proposed CPU, including historical, archaeological, and tribal cultural resources; noise, public services and facilities, public utilities and transportation.

Rationale and Conclusion

The No Project Alternative is rejected as infeasible because it would not substantially reduce the significant impacts associated with the proposed CPU nor would it achieve the objectives of the proposed CPU, such as providing a vibrant employment and residential community by establishing mixed-use villages along major corridors with a range of housing types and employment uses, and enhancing community connectivity by creating urban pathways, linear parks, paseos, complete streets, and mobility hubs to link land uses and activity centers, to the same extent as the proposed CPU. Although it would eliminate two significant air quality impacts and one significant impact associated with scenic vistas and views, other significant impacts identified in the proposed CPU would remain significant and unavoidable under the No Project Alternative, and land use, transportation, and GHG emissions impacts would be greater.

The No Project Alternative would also not achieve the Project Objectives outlined in Section 3.3 of the Final PEIR and in Section II. B above to the same degree as the proposed CPU. Specifically, the No Project Alternative would not provide housing and employment opportunities in proximity to transit at as great a level as the proposed CPU. Development under the No Project Alternative would not result in the creation of the high density mixed-use villages proposed by the CPU; thus, it would not achieve the proposed CPU's objective to locate housing in select areas near employment centers to improve sustainability in support of the City's CAP. Mira Mesa includes transit priority areas that present unique opportunities for planned densities that can decrease automobile transportation mode share. Adoption of the No Project Alternative would be inconsistent with the City's policies related to increasing densities in transit priority areas. The No Project Alternative would not include proposed CPU policies to enhance bicycle and pedestrian improvements that would provide connections to transit and create enhanced bicycle and pedestrian facilities. The No Project Alternative would also not meet the proposed CPU's objective of establishing usable public spaces that provide amenities for recreation and relaxation for community enjoyment as it would not include some of the recreational areas that have been planned or identified in the proposed CPU. For the reasons discussed above, this alternative is infeasible.

Alternative 1 (Medium Density Alternative)

Alternative 1, Medium Density Alternative, differs from the proposed CPU in that it reduces the proposed residential density at each of the proposed Urban Villages along Mira Mesa Boulevard, including Mira Mesa Gateway, Mira Mesa Town Center, Plaza Sorrento, Pacific Heights Boulevard, and Barnes Canyon Road. Buildout of Alternative 1 would result in an estimated 17,070 single family units and 33,465 multi-family units, or a reduction of approximately 19.7% from the proposed CPU. Alternative 1 proposes the same amount of single family units but would reduce the number of multi-family units by approximately 8,206 units. Alternative 1 would result in a similar buildout of all other land uses, such as industrial and commercial, compared to the proposed CPU. Alternative 1 would

include all other policies, land use designations, and mobility improvements included in the proposed CPU, and would implement the General Plan's City of Villages Strategy, but to a lesser extent than the proposed CPU by retaining the Urban Villages at a lower residential density. Compared to the proposed CPU, buildout of Alternative 1 would lessen potentially significant impacts associated with ambient noise and public services and facilities.

Potentially Significant Impacts

Significant impacts of Alternative 1 are summarized below.

1. Air Quality
 - Conflicts with or Obstructs with Air Quality Plans
 - Air Quality Standards
2. Historical, Archeological, and Tribal Cultural Resources
 - Historic Built Environment
 - Archaeological Resources
 - Tribal Cultural Resources
3. Noise
 - Ambient Noise and Land Use Compatibility
 - Airport Noise
 - Construction Noise
 - Vibration
4. Public Services and Facilities
 - Public Facilities (Police Protection, Fire/Life Safety Protection, Parks and Recreation, Schools, and Libraries)
 - Deterioration of Existing Neighborhood Parks and Recreational Facilities
 - Construction or Expansion of Recreational Facilities
5. Public Utilities and Infrastructure
 - Utilities
6. Transportation
 - Vehicle Miles Traveled—Employment Land Uses
7. Visual Effects and Neighborhood Character
 - Scenic Vistas or Views

Finding and Supporting Facts

Buildout under Alternative 1 compared to the proposed CPU would result in lower residential development intensities, therefore, GHG emissions generated under Alternative 1 are likely to be less than those generated by the proposed CPU; however, GHG per capita would likely be greater under

Alternative 1 as compared to the proposed CPU. Alternative 1 would include the same policies to implement the City's CAP and the General Plan's City of Villages strategy as the proposed CPU, but policies would be implemented to a lesser extent than the proposed project due to the reduced density. Thus, GHG emissions impacts (GHG emissions and conflicts with adopted GHG plans) and impacts associated with conflicts with the environmental policies of adopted land use plans would be less than significant, but greater than the proposed CPU due to the anticipated increase in VMT per capita into and out of the community for jobs and residences. Additionally, because the residential densities would be lower than what is proposed in the CPU, this alternative will result in greater impacts related to conflicts with environmental policies of adopted land use plans that call for increased density and jobs-housing balance with the intent to lower trip distance from home to work, compared to the proposed CPU.

Transportation related impacts under Alternative 1 would be significant and unavoidable and greater than the anticipated impacts under the proposed CPU. Both the Resident VMT per Capita and Employee VMT per Employee during 2050 conditions under this alternative would be higher than the proposed CPU (11.4 versus 10.7 Resident VMT per Capita and 24.4 versus 23.3 Employee per Employee). Alternative 1 would not create a significant impact for its residential land uses as the VMT is under the 85 percent threshold (i.e. 15 percent below the Base Year regional average) at 65.9 percent when compared to the Base Year, however, the impact would be greater compared to the proposed CPU. Under this alternative the Employee VMT per Employee is 96.9 percent of the Base Year regional average, which is higher than the 85 percent threshold; therefore, the employee uses are considered to have a significant transportation impact under Alternative 1.

Development under Alternative 1 would have similar impact levels for issue areas determined to be significant under the proposed CPU, including air quality; historical, archeological, and tribal cultural resources; noise; public utilities; and scenic vistas or views. Compared to the proposed project, buildout of Alternative 1 would lessen potentially significant impacts associated with noise and public services and facilities but impacts will still be significant and unavoidable.

Rationale and Conclusion

Alternative 1 is infeasible because overall it would not substantially reduce the significant impacts associated with the proposed CPU. Buildout of Alternative 1 would result in greater impacts to GHG emissions and conflicts with plans or policies, and residential VMT (per capita) and employment VMT (per employee).

Alternative 1 would meet all of the Project Objectives outlined in Section 3.3 of the Final PEIR and in Section II.B above; however, it would not achieve to the same degree the proposed CPU's objectives of locating increased density of housing in proximity to transit and employment centers to provide for a more vibrant, sustainable community. Specifically, the benefits of developing higher density, mixed-use urban villages near transit and major corridors would be reduced under this alternative as there would be less new residential capacity in the CPU area compared to the proposed project. For the reasons discussed above, this alternative is infeasible and therefore rejected on these grounds.

Alternative 2 (Lowest Density Alternative)

Alternative 2, Lowest Density Alternative, retains the proposed Urban Villages along major roadways but differs from the proposed CPU as it reduces the potential for new residential capacity at each

proposed Urban Village along Mira Mesa Boulevard, including Mira Mesa Gateway, Mira Mesa Town Center, Plaza Sorrento, Pacific Heights Boulevard, and Barnes Canyon Road. Compared to the proposed CPU, Alternative 2 proposes the same amount of single-family units, but would reduce the number of multi-family units by approximately 12,451 units. Alternative 2 would result in a similar buildout of all other land uses, such as industrial and commercial, compared to the proposed CPU. Alternative 2 would include all other policies, land use designations, and mobility improvements included in the proposed CPU. Alternative 2 would meet all of the proposed project objectives despite the reduction in residential density.

Potentially Significant Impacts

Significant impacts of Alternative 2 are summarized below.

1. Air Quality
 - Conflicts with Air Quality Plans
 - Air Quality Standards
2. Historical, Archeological, and Tribal Cultural Resources
 - Historic Built Environment
 - Archaeological Resources
 - Tribal Cultural Resources
3. Noise
 - Ambient Noise and Land Use Compatibility
 - Airport Noise
 - Construction Noise
 - Vibration
4. Public Services and Facilities
 - Public Facilities (Police Protection, Fire/Life Safety Protection, Parks and Recreation, Schools, and Libraries)
 - Deterioration of Existing Neighborhood Parks and Recreational Facilities
 - Construction or Expansion of Recreational Facilities
5. Public Utilities and Infrastructure
 - Utilities
8. Transportation
 - Vehicle Miles Traveled—Employment Land Uses
9. Visual Effects and Neighborhood Character
 - Scenic Vistas or Views

Finding and Supporting Facts

Buildout under Alternative 2 would be similar to the proposed CPU; therefore, impacts regarding conflicts with air quality plans and air quality standards would remain significant because the land uses would not be consistent with the assumptions used in the development of the RAQS. However, under Alternative 2, even though development intensities would be reduced compared to the proposed project it would not reduce impacts. Thus, criteria air pollutant emissions impacts are anticipated to be the same as those generated compared to buildout of the proposed CPU.

Due to the lower development intensities under Alternative 2 compared to the proposed CPU, GHG emissions generated under Alternative 2 are likely to be less than those generated by the proposed project. Alternative 2 would also include the same policies to implement the City's CAP and the General Plan's City of Villages strategy as the proposed CPU, but to a lesser extent than the proposed CPU. Thus, GHG emissions impacts (GHG emissions and conflicts with adopted GHG plans) and impacts associated with conflicts with the environmental policies of adopted land use plans would be less than significant, but greater than the proposed CPU.

Development under Alternative 2 would have similar impact levels for issue areas determined to be significant under the proposed CPU, including air quality; historical, archeological, and tribal cultural resources; noise; public utilities; and scenic vistas and views. Compared to the proposed CPU, buildout of Alternative 2 would lessen potentially significant impacts associated with noise and public services and facilities.

Rationale and Conclusion

Alternative 2 is infeasible because overall it would not substantially reduce the significant impacts associated with the proposed CPU. Buildout of Alternative 2 would result in greater impacts associated with GHG emissions, land use, and transportation.

While Alternative 2 would meet all of the Project Objectives outlined in Section 3.3 of the Final PEIR and in Section II.B above, it would not achieve to the same degree the proposed CPU's objectives of locating increased density of housing in proximity to transit and employment centers to provide for a more vibrant, sustainable community. Specifically, the benefits of developing higher density, mixed-use urban villages near transit and major corridors would be reduced under this alternative as there would be less new residential capacity in the CPU area compared to the proposed CPU. Alternative 2 would also decrease employment capacity compared to the proposed CPU and would not achieve the same level of consistency with the proposed CPU's objective to sustain and enhance employment areas in the CPU area.

For the reasons discussed above, this alternative is infeasible and therefore rejected on these grounds.

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EXHIBIT B
STATEMENT OF OVERRIDING CONSIDERATIONS
(PUBLIC RESOURCES CODE §21081(b))
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)
FOR THE
MIRA MESA COMMUNITY PLAN UPDATE
SCH No. 2022090061

November 2022

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STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE MIRA MESA COMMUNITY PLAN UPDATE
(PUBLIC RESOURCES CODE §21081(b))

Pursuant to the California Environmental Quality Act (CEQA) Section 21081(b) and CEQA Guidelines Sections 15093 and 15043, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks, when determining whether to approve the Mira Mesa Community Plan Update and associated discretionary actions (hereinafter referred to as the "CPU" or the "project"), as defined in the Final Program Environmental Impact Report (PEIR). This statement of overriding considerations is specifically applicable to the significant and unavoidable impacts identified in chapter 5 of the Final PEIR. As set forth in the Findings, the project will result in unavoidable adverse impacts related to air quality and odor; historical, archaeological, and tribal cultural resources; noise; public services and facilities; public utilities; transportation; and visual effects and neighborhood character.

The City Council of the City of San Diego, having:

- (i) Independently reviewed the information in the Final PEIR and the record of proceedings;
- (ii) Made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the project to the extent feasible by adopting recommended mitigation measures identified in the Final PEIR; and
- (iii) Balanced the benefits of the project against the significant environmental impacts, chooses to approve the project, despite its significant environmental impacts, because, in its view, specific economic, legal, social, and other benefits of the project render the significant environmental impacts acceptable.

The following statements identify why, in the City Council's judgment, the benefits of the project outweigh the unavoidable significant impacts. Each of these benefits serves as an independent basis for overriding all significant and unavoidable impacts. Any one of the reasons set forth below is sufficient to justify approval of the project. Substantial evidence supports the various benefits, and such evidence can be found in the Findings prepared for the Final PEIR, which are incorporated by reference into this section, the Final PEIR, or in documents that comprise the Record of Proceedings in this matter.

- 1. The CPU provides a comprehensive guide for growth and development in the Mira Mesa community consistent with the General Plan's City of Villages Strategy and SANDAG's San Diego Forward: The Regional Plan.**

Together with the General Plan, the CPU's design guidelines, policies, implementing actions, and supplemental development regulations provide a long-range and comprehensive guide for the future physical development of the community planning area. Community-identified needs formed the basis

for the CPU's design guidelines, policies, implementing actions, and supplemental development regulations.

The General Plan's City of Villages strategy calls for growth to be focused into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the transit system. A village is further defined as the mixed-use heart of a community where residential, commercial, employment, and civic uses are all present and integrated; although it is recognized that each village will be unique to the community in which it is located. For example, Sorrento Mesa is identified in the General Plan as a Subregional Employment Center in the Mira Mesa Community Planning Area containing many life sciences, defense, communications, and information technology uses. Sorrento Mesa is also served by existing and planned bus services along key community street corridors; as a result, most of the community is within one half-mile of a major transit stop.

Additionally, San Diego Forward: The Regional Plan, prepared by the San Diego Regional Association of Governments (SANDAG), provides a blueprint for how the San Diego region will grow. It includes a Sustainable Communities Strategy, which includes a call to focus housing and job growth in urbanized areas where there is existing and planned transportation infrastructure, including transit.

Citywide mobility goals contained in the General Plan's Mobility Element include greater walkability achieved through pedestrian-friendly street, site, and building design; increased transit ridership; a street and freeway system that balances the needs of multiple users of the public right-of-way; an interconnected street system that provides multiple linkages within and between communities; vehicle congestion relief; improved performance and efficiency of the street and freeway system by means other than roadway widening or construction; expanded travel options and improved personal mobility; and a safe and comprehensive local and regional bikeway network.

Consistent with the General Plan's City of Villages Strategy and the Regional Plan, the CPU focuses future growth and development into mixed-use and multiple-use activity centers that are pedestrian-friendly and linked to transit and an improved regional transportation system.

The land use designations and residential densities in the CPU's land use map allow for an increase in the community's housing capacity; employment capacity; and industry and business to meet the needs of the CPU area and adjacent communities. The land use plan retains key employment lands while creating flexible mixed-use development with housing in walkable villages.

The CPU addresses the street and transit network with the development of a balanced, multi-modal transportation network that improves pedestrian, bicycle and transit mobility, while also addressing vehicular traffic capacity by incorporating new private street connections within existing "superblocks" and reallocating eight existing roadway spaces to be designed to be consistent with "complete streets" principles. Additionally, the CPU provides for a network of new pedestrian and bicycle connections through the community that will create a complete mobility system that promotes access for all users regardless of age or abilities. The mobility vision and multi-modal transportation network complement and strengthen the land use vision and promote a sustainable environment (refer to the Mobility Goals in the CPU Mobility chapter 3).

Also identified in the CPU are approximately 4,315 recreational value points from the addition of proposed and enhanced parks and recreational facilities. In addition, the CPU includes policies that

will encourage the realization of additional park opportunities through agreements, acquisition of public parkland, the redevelopment of City-owned sites, development in concert with new residential developments and improvements to the public realm, or other methods (refer to policies 6.1 through 6.3 in the CPU Parks, Recreation, and Open Space chapter 6).

2. The CPU follows General Plan policy direction governing the preparation of community plans, including application and refinement of citywide policies, designating land uses, and making site-specific recommendations that address the needs of the Mira Mesa community.

The CPU contains detailed land uses and site-specific policy recommendations based on the General Plan's City of Villages strategy and Land Use and Community Planning Element Policy LU-C.2, as well as policy direction to identify sites suitable for mixed-use development; revitalize transit corridors through plan designations and zoning that permits a higher intensity of mixed-use development; and consider integrating medium- to high-density residential uses with employment uses. Specifically, the CPU addresses community-specific development policies and recommendations that include:

- Distribution and arrangement of designated land uses;
- Multi-modal function and design of the street and transit network;
- Location, prioritization, and the provision of public facilities;
- Community and site-specific urban design policies;
- Urban design policies addressing the public realm and development form; and
- Community and site-specific policies to preserve and enhance natural, historical, and cultural resources.

The CPU addresses General Plan topics of citywide importance such as housing capacity, appropriate implementation mechanisms, and a sufficient level of information for development review, including detailed policies, land use and mobility maps, and supplemental development regulations. The CPU implements the City of Villages strategy by locating Urban Villages near transit.

The CPU provides detailed, site-specific design guidelines and policies for mixed-use developments located in proximity to transit and job centers. The CPU contains policies that address density in proximity to transit routes and stations, building form and design that promotes community cohesion, residential development that is diverse and meets the needs of the community, pedestrian and bicycle mobility improvements, land use compatibility, and location-specific land use policies.

The CPU identifies the location of new and expanded public facilities, including specific park and recreation opportunities, and a fire protection station, and provides functional descriptions of these facilities.

The CPU contains policies and design guidelines that address community and site-specific design goals. These policies and design guidelines address developing an interconnected network of streets

and blocks to promote connectivity, promoting development that incorporates sustainable designs and practices, designing development in a way that promotes a pedestrian-oriented and active public realm, and providing a variety of pedestrian connections across neighborhoods and employment areas to Mira Mesa's natural open space features (refer to the Urban Design Goals in the CPU Urban Design chapter 7).

The CPU recognizes the preservation and enhancement of natural resources within the community and contains conservation policies and design guidelines related to energy, green building practices and infrastructure, sustainable development, open space protection, native vegetation, grading and steep slopes, and sediment and flooding (refer to CPU policy 2.23 and Open Space policies 6.7 through 6.21 in the Parks, Recreation, and Open Space chapter 6).

The CPU identifies historical, archaeological, and tribal cultural resources located in the Mira Mesa community in a historic context statement and focused reconnaissance survey as well as a Cultural Resources Constraints and Sensitivity Analysis report. The CPU contains policies that call for the identification, protection, and preservation of historical, archaeological, and tribal cultural resources as well as a policy promoting education and interpretation of Mira Mesa's history (refer to policies 5.1 through 5.11 in Historic Preservation chapter 5).

Citywide zoning, including mixed-use zoning, and the application of Community Plan Implementation Overlay Zones (CPIOZ) will serve as the development regulations to implement the CPU. The citywide zoning will implement the CPU policies related to land use and Urban Villages. The CPIOZs will support streamlined permit processing and will provide supplemental development regulations tailored to specific sites within the community to implement specific aspects of the CPU.

3. The CPU supports the General Plan's City of Villages strategy and the SANDAG Regional Plan's Sustainable Communities Strategy through the implementation of additional housing options, increased density, and mixed uses near transit and job/employment centers, and continued employment and economic growth opportunities within the Mira Mesa community.

The CPU will provide capacity for higher density residential housing and mixed-use development. In 2012, there were approximately 10,734 multi-family dwellings and approximately 13,929 single-family residential units within the Mira Mesa community planning area. Under the CPU, residential capacity would increase by approximately 33,792 additional residential dwelling units for an estimated total buildout of approximately 58,741 residential dwelling units. Nearly all these residential units are located in the Urban Villages, near transit, thereby advancing the City of Villages strategy, the City's Climate Action Plan, and the Regional Plan. Major employment uses in the Mira Mesa community include life sciences, defense, communications, and information technology, as well as manufacturing and warehouses. The CPU focuses future mixed-use development near transit to allow residents and employees of the community to utilize transit for their commuting needs (refer to CPU policies 2.11 and 3.17). The CPU also contains policies that support the development of senior and affordable housing on site (refer to CPU policies 2.8, 2.10, 2.11).

4. The CPU supports employment and economic growth opportunities.

Major employment uses in the CPU area are concentrated in Sorrento Mesa, which is classified as a Subregional Employment Area in the City's General Plan. Sorrento Mesa includes a high concentration of life sciences, defense, and communications and information technology uses. Additionally, Miramar is known as one of the largest industrial areas in the region for manufacturing, logistics, warehousing, and craft businesses. The CPU supports the growth of diverse industries and businesses to increase the economic base, generate jobs, and provide a variety of goods and services. Further buildout under the CPU promotes adaptable and flexible residential and mixed-use development, through the new use designation Prime Industrial Land - Flex, which supports the creation of vibrant, walkable, and connected employment oriented mixed-use villages to encourage the expansion of knowledge-based jobs and the innovation economy. Furthermore, the provision of housing in an employment-rich area helps improve the jobs-housing balance and provides opportunities for walking, biking, and taking transit to work - contributing to reductions in automobile dependency, traffic, and household transportation costs.

5. The CPU promotes a Complete Streets strategy by providing a balanced street environment that addresses the needs of public transit users, pedestrians, bicyclists, and motorists.

The CPU mobility strategy focuses on a balanced, multimodal transportation network that meets the needs of pedestrians, bicyclists, motorists, and transit users of streets for safe and convenient travel, in a manner that is suitable to the Mira Mesa community and consistent with the General Plan's multi-modal/complete streets policies. The CPU identifies bicycle and pedestrian facility improvements that work in concert with the proposed land use plan. The CPU envisions a more balanced mobility network that provides viable options aimed at shifting trips to transit, walking, and bicycling, while also accommodating vehicle traffic and minimizing conflicts between travel modes. Providing first- and last-mile connections and identifying multi-modal connections that improve walking and cycling conditions can reduce automobile trips and associated traffic congestion. Therefore, the land use plan and active transportation improvements proposed as part of the CPU are anticipated to stimulate this mode shift (refer to the Mobility Goals in the CPU Mobility chapter 3).

The CPU focuses growth and development near transit corridors. The CPU includes multi-modal goals and policies that support high frequency transit services; mixed-use villages and districts that include commercial, employment, and residential uses; and safe and integrated bicycle and pedestrian networks. It identifies pedestrian and bicycle improvements to increase connectivity within the community, to transit, and to adjacent communities, including a network of paths, bridges, and improved roadways that will benefit both pedestrians and bicyclists.

The CPU identifies a pedestrian route network and includes policies addressing connectivity, amenities, and safety to encourage walking as a viable mode of transportation. The CPU recommends including pedestrian bridges, a continuous network of sidewalks, high visibility crosswalks with

pedestrian countdown signals and leading pedestrian intervals, pedestrian-scale lighting, and wayfinding to promote pedestrian safety, comfort, and accessibility (refer to CPU policy 3.1). The CPU encourages the establishment of a network of connected sidewalks, urban pathways, multi-use paths, ancillary pedestrian facilities, pedestrian bridges, and trails that offer key circulation connections within the community and prioritize pedestrian access (refer to CPU Figure 3-1). The CPU also encourages enhanced streetscapes within a half-mile walkshed of transit stations and mobility hubs, within a quarter-mile walkshed from mixed-use developments in Urban Villages, and at all intersections (refer to CPU policy 3.9). Additionally, the CPU calls for improvements that support a safer, more attractive walking environment, such as shade trees, pedestrian scale lighting, audible pedestrian signal heads, bulb-outs and other design features and treatments (refer to CPU policies 7.2 and 7.5 through 7.7).

The CPU improves on the bicycle network by identifying new bicycle routes as well as enhancements to existing routes that will increase safety, comfort, and accessibility for all levels of bicyclists. The improved bicycle network includes over 125.9 miles of bicycle facilities, which increases bicycle connectivity within the community and adds connections to adjacent communities. Most of the new and enhanced facilities are comprised of separated bikeways, such as cycle tracks and multi-use paths that offer more rider protection from vehicles further increasing bicyclist safety and comfort. The CPU promotes the implementation of amenities, such as bicycle parking, bike boxes, bicycle signal, bicycle intersections, bicycle rails, slip ramps, lighting, wayfinding, signage, and pavement markings to support bicyclists, near transit station, mobility hubs, mixed-use development, commercial centers and other areas (refer to CPU policies 3.4, 3.5 3.10, and 3.11). Traffic calming measures such as enhanced signage, crosswalks, urban greening, and other appropriate measures are encouraged to improve bicycle safety near transit stations and schools (refer to CPU policy 3.6). These improvements to the bicycle network highlight the CPU's focus on prioritizing bicycling as an active form of transportation and viable mode choice for short, local trips.

The CPU supports the creation of Sustainable Mobility for Adaptable and Reliable Transportation (SMART) corridors which repurpose roadway space for transit and other congestion-reducing mobility forms and technologies. These improvements increase efficiency in the roadway capacity, manage congestion and safety on major roadways, and prioritize transit. Overall, the CPU would improve major corridors identified in CPU Figures 3-5 through 3-12 by maximizing roadway capacity and travel efficiency that will accommodate multiple modes of travel while optimizing the operation of the community's roads and moving more people (refer to CPU policy 3.19).

The CPU proposes new private street connections to create a better-connected mobility system, maximize the efficiency of movements and capacity, and improve safety and connectivity for all modes of travel. The CPU envisions meeting the transportation demand in the community through policies that support Improving major street corridors according to complete streets principles. The CPU accommodates multiple modes of travel, implements focused intersection improvements, installs roundabouts, breaks up the scale of existing, large development "superblocks", creates new streets, connections and flex lanes, and optimizes the function and capacity of the community's roads (refer to CPU policies 3.27 through 3.36).

The CPU contains policies that support expanded and enhanced transit services within the community and to adjacent communities. The CPU supports coordination with SANDAG, the California Department of Transportation (Caltrans), and the Metropolitan Transit System (MTS) to provide improved transit amenities such as skyways, mobility hubs, and transit infrastructure (refer to CPU policies 3.18, 3.20, 3.24, and 3.25). The CPU also includes actions and policies that support improving access to and enhancing transit facilities through ADA access, wayfinding, signage, first- and last-mile connections, micro-transit services, and other amenities (refer to CPU policies 3.21 and 3.22).

The CPU includes policies that support the use of intelligent transportation systems (ITS). These policies include supporting the use of adaptive signals and improved coordination technologies where feasible and suitable; and encourage coordination with SANDAG to develop a Regional International Transportation Management Systems Network that connects the region's local transportation management centers (TMCs) and enables local agencies to cooperatively manage the overall performance of both the local and regional transportation systems (refer to CPU policy 3.42). The CPU also includes an implementing policy that encourages the use of ITS and emerging technologies that help improve safety, reduce collisions, minimize traffic congestion, maximize parking efficiency, and manage transportation and parking demand (refer to CPU policy 3.43).

The CPU identifies transportation demand management (TDM) strategies to encourage the use of a range of transportation options to help reduce congestion and parking demand. The CPU includes policies to expand shared and micro-mobility programs and stations, incorporate TDM amenities in residential, commercial, office, and mixed-use developments, and "unbundle" parking from developments, among other strategies (refer to CPU policies 3.44 through 3.46).

The CPU promotes parking management strategies that maximize the efficiency of the curbside for on-street parking use, encourage curbside loading and delivery during non-peak hours and/or within adequately sized designated off-street loading and delivery areas, encourage shared and consolidated driveways to reduce curb cuts along the roadway, repurpose of on-street parking for alternative uses, and encourage shared parking agreements (refer to CPU policies 3.37 through 3.41). These policies are tailored to safely and efficiently accommodate the growing and competing needs for curb space and to minimize congestion impacts and conflicts.

6. The CPU identifies recreation opportunities and new public open spaces.

The City's Parks Master Plan (PMP) establishes a recreational value-based standard that determines the value of parks in points based on features related to park size, recreational opportunities, access, amenities, activations, and overall value delivered. The PMP also establishes standards for the provision of population-based recreation centers and aquatic complexes. The standards are as follows:

- Recreational value-based parks: 100 points per 1,000 residents;
- Recreation center: 17,000 square feet of recreation center per 25,000 residents; and
- Aquatics complex: One complex per 50,000 residents

The PMP also establishes innovative delivery strategies to increase recreational opportunities where land constraints make meeting the above standards infeasible or to satisfy community specific needs and demands.

The CPU area has approximately 6,880 recreation value points for its 2020 total population of approximately 77,935 residents. Open space areas and resource-based parks in or adjacent to the CPU area include Los Peñasquitos Canyon Preserve, Lopez Canyon, Carroll Creek, Rattlesnake Canyon, Stone Creek, and other parks and trails.

To service the projected household population of approximately 143,414 individuals at CPU buildout (2050), the CPU area would need a total of approximately 14,300 recreational value points per the PMP. Buildout of the proposed CPU would add approximately 4,315 points, resulting in a total of approximately 11,196 recreational value points to serve the community. To help meet the community's 2050 recreation value points goal of 14,300, the CPU identifies park and recreational facilities that would further increase the total recreational value points (refer to CPU Figure 6-2).

Additionally, the CPU provides opportunities for additional parkland and recreation facilities within the Mira Mesa community primarily through the enhancement of existing parks to increase their recreational value. While it is the City's goal to obtain land for parks, where vacant land is limited, unavailable or is cost-prohibitive, the PMP's Recreation Value-Based Park Standard, as an outcome-based measure, recognizes the value of parks appropriate for diverse communities.

Figure 6-2, Existing and Planned Parks and Recreation Facilities Matrix, in the Parks, Recreation, and Open Space chapter of the CPU summarizes the existing and planned parks, park equivalencies, and recreation and aquatic facilities that have been identified in the Mira Mesa community to supplement its existing parks and recreation facilities inventory. The CPU also provides a set of policies to be implemented by the City related to identifying additional park and recreation opportunities. These policies include developing new parks or park equivalencies through land acquisition, on-site development, joint use agreements, and special activity parks (refer to CPU policies 6.1 through 6.3 and 6.5); and preserving, expanding, and enhancing existing recreational centers and aquatic facilities (refer to CPU policy 6.4).

7. The CPU contains strategies to protect historical, archaeological and tribal cultural resources.

The Mira Mesa community contains an array of historical, archaeological, and tribal cultural resources and the CPU includes policies that would provide for identification and preservation of these resources. Policies for protecting the community's historical resources include evaluating properties to determine their eligibility for designation as a historical resource based upon the results of the focused reconnaissance survey, including those listed as Tier 1 Communities and those within the unsurveyed portions of the community and preserving those found to be significant (refer to CPU policies 5.5, 5.6 and 5.7); conducting project-specific investigations and Native American tribal consultations to identify significant resources and ensure culturally appropriate and adequate treatment and mitigation for significant sites and resources (refer to CPU policies 5.1, 5.2 and 5.3);

completing a Reconnaissance Survey to identify potential historical resources in the un-surveyed portions of the community, including potential districts and individually eligible resources (refer to CPU policy 5.6); considering eligible for listing any significant archaeological or Native American Kumeyaay cultural sites (refer to CPU policy 5.4); ensuring adequate data recovery and mitigation for adverse impacts to archaeological and tribal cultural resources (refer to CPU policy 5.3); and promoting opportunities for education and interpretation of Mira Mesa's unique history and historic resources (refer to CPU policy 5.11).

The CPU also acknowledges the influence of the Asian cultures in the development of the CPU area and includes a policy that calls for the preparation of a focused Historic Context Statement and Reconnaissance Survey to determine whether this influence represents a significant theme in the community's development, and whether potential resources may be eligible for designation (refer to CPU policy 5.9). Similarly, given the life science industry's role in shaping development in the community, CPU policy 5.10 calls for an evaluation of the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the life science industry in San Diego.

8. The CPU preserves the visual resources of the surrounding coastal and canyon viewshed areas.

The CPU identifies future trail improvements/extensions and new pocket parks, linear parks, parklets, and scenic overlooks that will provide public access to scenic views of the Mira Mesa community plan area's canyons and natural resources. Most of the open space in Mira Mesa is subject to compliance with the City's Multiple Species Conservation Program (MSCP) Subarea Plan and within the City's Multi-Habitat Planning Area (MHPA) development is limited to preserve a network of open space, ensuring minimal visual impacts. The CPU supports development design features, such as heights, masses, and volumes, that are complementary to its surrounding environment in scale (refer to CPU policy 7.22). Further, the CPU preserves the coastal and canyon viewshed areas within scenic overlooks; preserves open space by limiting the development, grading, or alterations of steep slopes; and promotes open space conservation of natural lands (refer to CPU policies 6.7, 6.11, 6.12, and 6.17). The pocket parks and recreational opportunities improve pedestrian connections, support the PMP, and increase park access (refer to CPU policies 6.6, 6.7, 6.9, 7.2, and 7.10).

9. The CPU implements strategies in the Climate Action Plan (CAP).

One of the six primary strategies identified in the CAP, Strategy 3: Mobility and Land Use, implements bicycling, walking, transit and land use strategies to increase multi-modal opportunities and reduce fuel consumption and vehicle miles traveled. These concepts are consistent with the General Plan's City of Villages Strategy and include a focus on providing viable travel choices that are healthier and more efficient, and improving the jobs-housing balance. Strategy 3 includes the following community plan-related measures:

- Measure 3.1: Safe and enjoyable routes for pedestrians and cyclists;

- Measure 3.2: Increase safe, convenient, and enjoyable transit use;
- Measure 3.3: Work from anywhere;
- Measure 3.4: Reduce traffic congestion to improve air quality;
- Measure 3.5: Climate-focused land use; and
- Measure 3.6: Vehicle management

The CPU complies with the CAP by doing the following: (1) designing a planned multi-modal mobility network that supports sustainable and safe mode choices such as walking, bicycling, and transit use; (2) providing policies and planned improvements to improve road conditions; (3) applying land use designations, residential densities, and implementing zoning to support transit-oriented development; and (4) proposing a more detailed curbside management plan.

The CPU directs growth and development into residential and mixed-use areas near transit, with densities up to 109 dwelling units per acre in areas served by existing or planned high frequency transit. The proposed mobility network complements the proposed transit-supportive density with planned pedestrian and bicycle facilities that provide improved connections to transit corridors and stations, and policies that promote and support walking, bicycling, and transit use (refer to CPU policies 3.4 through 3.16 and 3.17 through 3.26). The CPU also includes policies that improve road networks and encourage a detailed curbside and parking management plan (refer to CPU policies 3.27 through 3.41). The proposed land use and zoning associated with the CPU would support transit-supportive residential densities near transit corridors and would accommodate mixed-use development.

Additional strategies within the CAP also relate to efficiency in water and energy use, waste management, and climate resiliency. While these issues are primarily addressed through Citywide programs, the CPU includes some community-specific sustainability policies and design guidelines that promote sustainable development and reduce greenhouse gas emissions consistent with the General Plan and CAP. The CPU policies and design guidelines support implementing sustainable practices such as sustainable materials and landscaping; stormwater capture and treatment; energy generation and conservation; carbon sequestration, and other methods (refer to CPU policies 2.21 through 2.23, 3.6, 3.40, 6.10, 6.15, and 7.25).

The CPU also includes policies and design guidelines related to urban forestry that relate to climate resiliency and encourage multi-modal transportation. For example, the CPU's design guidelines encourage the incorporation of street trees to promote carbon sequestration, shield pedestrian pathways, reduce urban heat island effect and stormwater runoff, and improve air quality (refer to Urban Forestry and Urban Greening sections D and E. of the CPU Urban Design chapter 7); and the CPU encourages the placement of trees near transit areas.

I. CONCLUSION

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For the foregoing reasons, the City Council finds that the adverse, unavoidable environmental impacts are outweighed by the above-referenced benefits, any one of which individually would be sufficient to outweigh the adverse environmental effects of the CPU. Therefore, the City Council adopts this Statement of Overriding Considerations.

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

FOR THE

MIRA MESA COMMUNITY PLAN UPDATE

SCH No. 2022090061

November 2022

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EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

**MIRA MESA COMMUNITY PLAN UPDATE
CITY OF SAN DIEGO, CALIFORNIA
PROGRAM ENVIRONMENTAL IMPACT REPORT
SCH NO. 2022090061**

This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. The MMRP for the Mira Mesa Community Plan Update (MMCPU) Final Program Environmental Impact Report (PEIR) is under the jurisdiction of the City. This MMRP identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the MMRP will be maintained at the offices of the City of San Diego (City) Planning Department, which is currently located at 9485 Aero Drive, San Diego, CA 92123. All mitigation measures contained in the Final PEIR and this MMRP will be adopted by resolution and shall be made conditions of approval of future projects implemented in accordance with the Mira Mesa Community Plan Update as further described below.

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
AIR QUALITY AND ODOR			
<p>Issue 1: Conflicts with or Obstructs Regional Air Quality Plans</p> <p>Because the proposed project would result in greater density, future emissions associated with buildout of the Mira Mesa Community Plan Update (CPU) area would be greater than future emissions associated with buildout of the adopted Community Plan land uses. Therefore, emissions of ozone precursors (volatile organic compound [VOC] and nitrous oxide [NOx]) would be greater than what is accounted for in the Regional Air Quality Strategy (RAQs) and impacts would be significant.</p>	<p>MM-AQ-1: Within six months of the certification of the Final PEIR, the City shall provide a revised land use map and housing and employment forecast for the CPU area to the San Diego Association of Governments (SANDAG) to ensure that any revisions to the population and employment projections used by the San Diego Air Pollution Control District (SDAPCD) in updating the Regional Air Quality Strategy (RAQS) and the State Implementation Plan (SIP) will accurately reflect anticipated growth due to the proposed CPU.</p>	<p>An updated land use map and housing and employment forecast will be provided to SANDAG within six months of the certification of the Final PEIR (and prior to the update of the RAQS and SIP) as part of the City's regular and ongoing meetings and coordination with SANDAG on regional planning and forecast updates.</p>	<p>City Planning Department</p>
<p>Issue 2: Air Quality Standards</p> <p>At the program-level, the proposed CPU would exceed air quality standards during both construction and operation. Impacts would be significant.</p>	<p>MM-AQ-2: Project-specific Construction Air Quality Impact Analysis. Proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available California Emissions Estimator Model (CalEEMod) model, or other analytical method determined in conjunction with the City. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA</p>	<p>Mitigation will be implemented prior to the issuance of any permit for a future development project that is subject to CEQA and developed in accordance with the CPU. Future project-specific mitigation measures that are developed based on the</p>	<p>City Development Services Department (DSD)</p>

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	documentation. If such analyses identify potentially significant regional or local air quality impacts based on the City's CEQA Significance Determination Thresholds, the City shall require the incorporation of appropriate mitigation to reduce such impacts. Examples of potential mitigation measures are provided in MM-AQ-3.	air quality impact analysis, which could include mitigation measures identified in MM-AQ-3, will be made a condition of project approval at the time future projects come forward and are approved by the City.	
	MM-AQ-3: Construction Emissions Reduction Measures. For individual construction projects that exceed the daily emissions thresholds established by the City, best available control measures/technology shall be incorporated to reduce construction emissions to the extent feasible. Best available control measures/technology shall include, but not be limited to, the following: <ul style="list-style-type: none"> • Equipment shall meet USEPA Tier IV emission standards, as feasibly available. • Use of alternative fueled construction equipment such as battery-powered instead of gas-powered, as feasible. • Dust control measures for construction sites to minimize fugitive dust such as: 	Mitigation will be made a condition of project approval at the time future projects come forward and are approved by the City. Measures to reduce construction emissions shall be approved prior to construction activity.	DSD

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	<ul style="list-style-type: none"> Contractor(s) shall implement paving, chip sealing, or chemical stabilization of internal roadways after completion of grading; Dirt storage piles shall be stabilized by chemical binders, tarps, fencing, or other erosion control; A 15 mph speed limit shall be enforced on unpaved surfaces; Dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather; Haul trucks hauling dirt, sand, soil, or other loose materials shall be covered or 2 feet of freeboard shall be maintained; Grading shall be terminated if winds exceed 25 mph; Any blasting areas shall be wetted down prior to initiating the blast. 		

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HISTORICAL, ARCHAEOLOGICAL, AND TRIBAL CULTURAL RESOURCES			
<p>Issue 2: Prehistoric or historic Archaeological Resources, Sacred Sites, and Human Remains</p> <p>It is not possible to ensure the successful preservation of all prehistoric and historic archaeological resources, including religious or sacred use sites and human remains where new development could occur. Therefore, impacts to prehistoric or historic archaeological resources including religious or sacred use sites and human remains would be significant.</p>	<p>MM-HIST-1: Archaeological and Tribal Cultural Resources</p> <p>Prior to issuance of any permit for a future development project implemented in accordance with the CPU that could directly affect an archaeological or tribal cultural resource, the City shall require the following steps be taken to determine: (1) the presence of archaeological or tribal cultural resources; and (2) the appropriate mitigation for any significant archaeological or tribal cultural resources that may be impacted by a development activity. Resource sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Resource sites may also include resources associated with prehistoric Native American activities.</p> <p><u>Initial Determination</u></p> <p>The environmental analyst shall determine the likelihood for the project site to contain archaeological or tribal cultural resources by reviewing site photographs and existing historic information (e.g., Archaeological</p>	<p>Mitigation will be implemented prior to the issuance of any permit for a future development project implemented in accordance with the CPU that could directly affect an archaeological or tribal cultural resource based on an initial determination by an environmental analyst. The initial determination shall take place during the initial planning stages of any project. Future project-specific mitigation measures that are developed based on the initial determination analysis, consultation with identified California Native American Tribes, and recommendations from the technical reports, programs,</p>	DSD

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	<p>Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory Database System, South Coastal Information Center (SCIC) records, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity (Final PEIR Figure 5.5-2). Review of this map shall be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or State law.</p> <ul style="list-style-type: none"> • High Sensitivity: These areas contain known significant cultural resources and have the potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing 	and/or plans prepared for the project will be made a condition of project approval at the time future projects come forward and are approved by the City.	

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	<p>program is required to further define resource boundaries subsurface pressure or absence and determine level of significance. Mitigation measures such as a Research Design and Archaeological Data Recovery Program (ADRP) and construction monitoring shall also be required.</p> <ul style="list-style-type: none"> • Moderate Sensitivity: These areas contain recorded cultural resources or have a potential for resources consisting of more site structure, diversity of feature types, and diversity of artifact types, or have a potential for resources to be encountered. The significance of cultural resources within these areas may be unknown. If a project impacts these areas, a site-specific records search, survey and significance evaluation is required if cultural resources were identified during the survey. Mitigation measures may also be required. • Low Sensitivity: These are described as areas where there is a high level of disturbance due to existing development, with few or no previously recorded resources documented within the area or 		

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	<p>considered during tribal consultation. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. If a project impacts these areas, a records search may be required. Areas with steep hillsides generally do not leave an archaeological signature and would not require further evaluation.</p> <p>If there is any evidence that the project area contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.</p> <p><u>Step 1</u> Based on the results of the initial determination, if there is evidence that the project area contains archaeological resources, preparation of an evaluation report is required. The evaluation report shall generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance</p>		

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	<p>would occur, background research is required that includes a record search at the South Coastal Information Center (SCIC) at San Diego State University. A review of the Sacred Lands File maintained by the California Native American Heritage Commission (NAHC) shall also be conducted at this time. Information about existing archaeological collections shall also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.</p> <p>In addition to the records searches mentioned above, background information may include, but is not limited to, examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews, including consultation with descendant communities. The results of the background information would be included in the evaluation report.</p>		

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	<p>Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet City standards. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a case-by-case basis by the tribal representative during the project-specific Assembly Bill (AB) 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance, based on the City's Guidelines, shall be performed by a qualified archaeologist.</p> <p><u>Step 2</u> Where a recorded archaeological site or tribal cultural resource (as defined in Public Resources Code (PRC) section 21074) is identified, the City shall initiate consultation with identified California Native American tribes pursuant to the provisions in PRC</p>		

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	<p>sections 21080.3.1 and 21080.3.2, in accordance with AB 52. It should be noted that during the consultation process, tribal representative(s) will be involved in making recommendations regarding the significance of a tribal cultural resource which also could be a prehistoric archaeological site. A testing program may be recommended which requires reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). The archaeological testing program, if required, shall include evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines. Results of the consultation process will determine the nature and extent of any</p>		

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	<p>additional archaeological evaluation or changes to the proposed project.</p> <p>The results from the testing program shall be evaluated against the Significance Thresholds found in the Historical Resources Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. However, this process will not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. The final testing report shall be submitted to Historical Resources Board (HRB) staff for designation. The final testing report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. This process shall be completed prior to distribution of a draft environmental document prepared for the proposed project.</p> <p>An agreement with each consulting tribe on the appropriate form of mitigation is</p>		

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	<p>required prior to distribution of a draft environmental document prepared for the proposed project. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.</p> <p><u>Step 3</u> Per the City's Historical Resources Guidelines, preferred mitigation for archaeological resources is to avoid and preserve the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not feasible, a Research Design and Archaeological Data</p>		

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	<p>Recovery Program (ADRP) is required, which includes a Collections Management Plan for review and approval. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures incorporated into the project. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in PRC Section 21083.2 and 14 California Code of Regulations (CCR) Section 15126.4(b)(3)(C). The data recovery program shall be reviewed and approved by the City's Environmental Analyst prior to distribution of any draft environmental document and shall include the results of the tribal consultation process. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as existing development or dense vegetation.</p> <p>A Native American observer must be retained for all subsurface investigations,</p>		

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	<p>including geotechnical testing and other ground disturbing activities whenever a tribal cultural resource or any archaeological site, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097.98 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in PRC Section 5097.98 and Health and Safety Code (Section 7050.5), and in the federal, State, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.</p> <p><u>Step 4</u> Archaeological Resource Management reports shall be prepared by qualified</p>		

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	<p>professionals as determined by the criteria set forth in Appendix B of the Historical Resources Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation. Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.</p>		

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	<p>Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and tribal cultural resources, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project, and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.</p>		

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	<p><u>Step 5</u></p> <p>For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with State and federal standards, unless otherwise determined during the tribal consultation process. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial- related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA [USC 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and</p>		

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	<p>associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.</p> <p>Arrangements for long-term curation of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources are suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.</p>		
<p>Issue 3: Tribal Cultural Resources While application of the existing regulatory framework and mitigation</p>	<p>MM-HIST-1, as described above.</p>	<p>Mitigation will be implemented prior to the issuance of any</p>	<p>DSD</p>

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>framework would provide protection for the regulation and protection of tribal cultural resources, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, impacts to tribal cultural resources would be potentially significant.</p>		<p>permit for a future development project implemented in accordance with the CPU that could directly affect an archaeological or tribal cultural resource based on an initial determination by an environmental analyst. The initial determination shall take place during the initial planning stages of any project. Future project-specific mitigation measures that are developed based on the initial determination analysis, consultation with identified California Native American Tribes, and recommendations from the technical reports, programs, and/or plans prepared for the project will be made a condition of project approval at the</p>	

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		time future projects come forward and are approved by the City.	
NOISE			
Issue 5: Temporary Construction Noise Future infill projects, such as those allowed under the CPU, could be located in close proximity to existing and future noise sensitive land uses. Construction activities under the proposed CPU could potentially generate short-term noise levels in excess of 75 dBA Leq (12-hour) at adjacent noise sensitive land uses properties. Impacts related to construction noise would be significant.	MM-NOI-1: Construction Noise-Reduction Measures. Construction contractors shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and shall include, but not be limited to, the following: <ol style="list-style-type: none"> 1. Properly outfit and maintain construction equipment with manufacturer-recommended noise reduction devices to minimize construction-generated noise. 2. Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers. 3. Use electrical power to operate air compressors and similar power tools. 4. Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels such as, but not limited to, the construction of temporary sound barriers or sound blankets between construction sites and nearby noise-sensitive receptors. 	Mitigation will be made a condition of project approval at the time future projects come forward and are approved by the City. Measures to reduce construction noise shall be approved prior to construction activity.	DSD

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>5. Notify adjacent noise-sensitive receptors in writing no later than 2 weeks prior to the start of construction of any construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large scale grading operations that would occur within 100 feet of the property line of the nearest noise-sensitive receptor. The extent and duration of the construction activity shall be included in the notification.</p> <p>6. Designate a "disturbance coordinator" who shall be responsible for receiving and responding to any complaints about construction noise or vibration. The disturbance coordinator shall determine the cause of the noise complaint and, if identified as a sound generated by construction area activities, shall require that reasonable measures be implemented to correct the problem. Potential measures to address the problem could include, but are not limited to, providing sound barriers or sound blankets between construction sites and the receiver location, locating noisy equipment as far from the receiver as possible, and reducing the duration of the noise-generating construction activity.</p>		
Issue 6: Vibration	MM-NOI-2: Vibration – Construction Activities. Future construction activities	Mitigation will be made a condition of project	DSD

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
New development in the CPU area could include future construction activities that would use vibratory construction equipment and could expose future sensitive receptors to substantial vibration levels. Impacts due to groundborne vibration could be significant.	<p>under the project that are located near vibration-sensitive land uses and require the use of vibratory construction equipment shall implement the following vibration reduction measures to minimize construction-related vibration impacts. Measures to reduce vibration shall be included in contractor specifications and shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. Limit the use of vibration-intensive equipment in proximity to sensitive receptors. 2. Install low soil displacement piles (e.g., H-piles) instead of high soil displacement piles for pile-driving. 3. Pre-drill for pile-driving. 	approval at the time future projects come forward and are approved by the City. Measures to reduce construction-related vibration shall be approved prior to construction activity.	

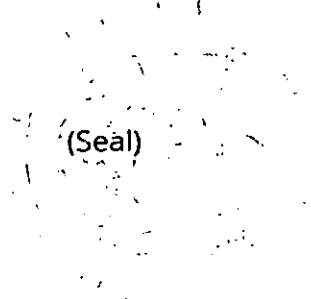
Passed by the Council of The City of San Diego on DEC 05 2022, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 14 2022.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:



TODD GLORIA
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 314478