

Appendix B

Public Notice of Preparation (NOP) of a Supplemental Environmental Impact Report and Responses to NOP



Date of Notice: **November 27, 2015**

PUBLIC NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Civic San Diego will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) as a supplement to the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment (SCH No. 2003041001) in compliance with the California Environmental Quality Act (CEQA) for the below referenced project.


Civic San Diego will need to know your views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Aaron Hollister, Civic San Diego, 401 B Street, Suite 400, San Diego, CA 92101 or via e-mail to hollister@civicsd.com.

Project Title: 1122 4th Avenue

Project Applicant: 1122 4th Avenue, LLC



Brad Richter
Assistant Vice President, Planning

Date: November 27, 2015

Project Summary: The project proposes the demolition of the California Theatre building and the construction of a mixed-use project containing approximately 497,793 square feet of building area, 282 residential dwelling units, approximately 10,900 square feet of ground-floor retail and 309 parking spaces. A 40-story residential tower core (approximately 414 feet in height) is proposed in the central portion of the site, while a seven-story massing would face C Street and a nine-story massing would face 4th Avenue. The massing facing 4th Avenue would approximate the scale and architecture of the existing California Theatre building. The project also proposes two levels of underground parking, four levels of above-grade parking, and residential amenities. Grading will be limited to excavation for the proposed subterranean parking garage. Amendments to the Downtown Community Plan and Centre City Planned District Ordinance would be required to remove the project site from the Employment Required Overlay District.

- Project No.: Centre City Development Permit / Site Development Permit / Planned Development Permit / Centre City Planned District Ordinance and Downtown Community Plan Amendment Application No. 2014-76
- Community Plan Area: Downtown Community Plan
- Council District: 3, Councilmember Todd Gloria

Project Location: The project site is an approximate 25,000 square-foot site located at 1122 4th Avenue along the north side of C Street between Third and Fourth Avenues in the Civic/Core Neighborhood of the Downtown Community Plan area (“Downtown”), Assessor Parcel Numbers 533-521-04, -05, -08. The project site is located on a city block bounded by 4th Avenue to the east, C Street to the south, 3rd Avenue to the west, and to the north by B Street.

Supplemental EIR: Pursuant to Section 15163 of the CEQA Guidelines, a Supplemental EIR is required if there is potential for substantial increase in significant impacts not discussed in the Final EIR for the Proposed San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Projects (SCH No. 2003041001). The SEIR will only address probable environment effects as they relate to historical/cultural resources. The proposed project could potentially result in a substantial increase in significant environmental impacts to historical resources that were not analyzed under the previously certified Final EIR with the proposed demolition of the California Theatre, a building individually eligible for listing in the National Register of Historic Places and the California Register of Historic Resources.

Additional Information: For information on environmental review and/or information regarding this project, contact Aaron Hollister at (619) 533-7170. Supporting documents may be reviewed, or purchased for the cost of reproduction, at the Civic San Diego offices located at the fourth floor of 401 B Street, Suite 400, San Diego, CA 92101. For information regarding public meetings/hearings on this project, contact Project Manager Aaron Hollister at (619) 533-7170. This notice was published in the THE DAILY TRANSCRIPT, placed on Civic San Diego’s website <http://www.civicsd.com/planning/public-notice.html> and distributed on November 27, 2015.

DISTRIBUTION: See Attached.

ATTACHMENTS: Figure 1 Regional Location Map
Figure 2 Project Location

DISTRIBUTION:

State of California

Office of Historic Preservation
Office of Planning and Research
State Clearinghouse (15 Copies)
Fish & Game Region #5
Caltrans District 11

City of San Diego

Mayor's Office
Councilmember Lightner, District 1
Councilmember Zapf, District 2
Councilmember Gloria, District 3
Councilmember Cole, District 4
Councilmember Kersey, District 5
Councilmember Cate, District 6
Councilmember Sherman, District 7
Councilmember Alvarez, District 8
Councilmember Emerald, District 9
City Attorney's Office
Fire and Life Safety Services
Library Department – Government Documents
Central Branch Library
Historical Resources Board
Development Services Department
Environmental Services

Surrounding Cities

City of Chula Vista
City of Coronado
City of Del Mar
City of El Cajon
City of Escondido
City of Imperial Beach
City of La Mesa
City of Lemon Grove
City of National City
City of Poway
City of Santee

Other Government Units

San Diego Association of Governments (SANDAG)
San Diego Metropolitan Transit System
San Diego Gas and Electric
San Diego Unified School District
UCSD Library – Government Documents Unit
San Diego City College

Newspapers

Daily Transcript

Business and Industry Associations

San Diego Apartment Association
San Diego Board of Realtors
San Diego Chamber of Commerce
Building Industry Association
San Diego Convention & Visitor's Bureau

Environmental Organizations:

Sierra Club San Diego Chapter

Civic/Planning Groups

Citizens Coordinate for Century 3
League of Women Voters
Chicano Federation
Community Planners Committee
Town Council President's Association
Balboa Club
Barrio Logan Community Planning Group
Downtown San Diego Partnership
Gaslamp Quarter Council
Barrio Station, Inc.
Downtown Community Planning Council
Harborview Community Council
Golden Hill Planning Committee
Uptown Planners

Historical/Archaeological

South Coastal Information Center
San Diego History Center
San Diego Archeological Center
San Diego Natural History Museum
Save Our Heritage Organisation
San Diego County Archaeological Society, Inc.
The Western Office of the National Trust for Historic Preservation
Cabrillo Historical Association

Figure 1 – Regional Location Map

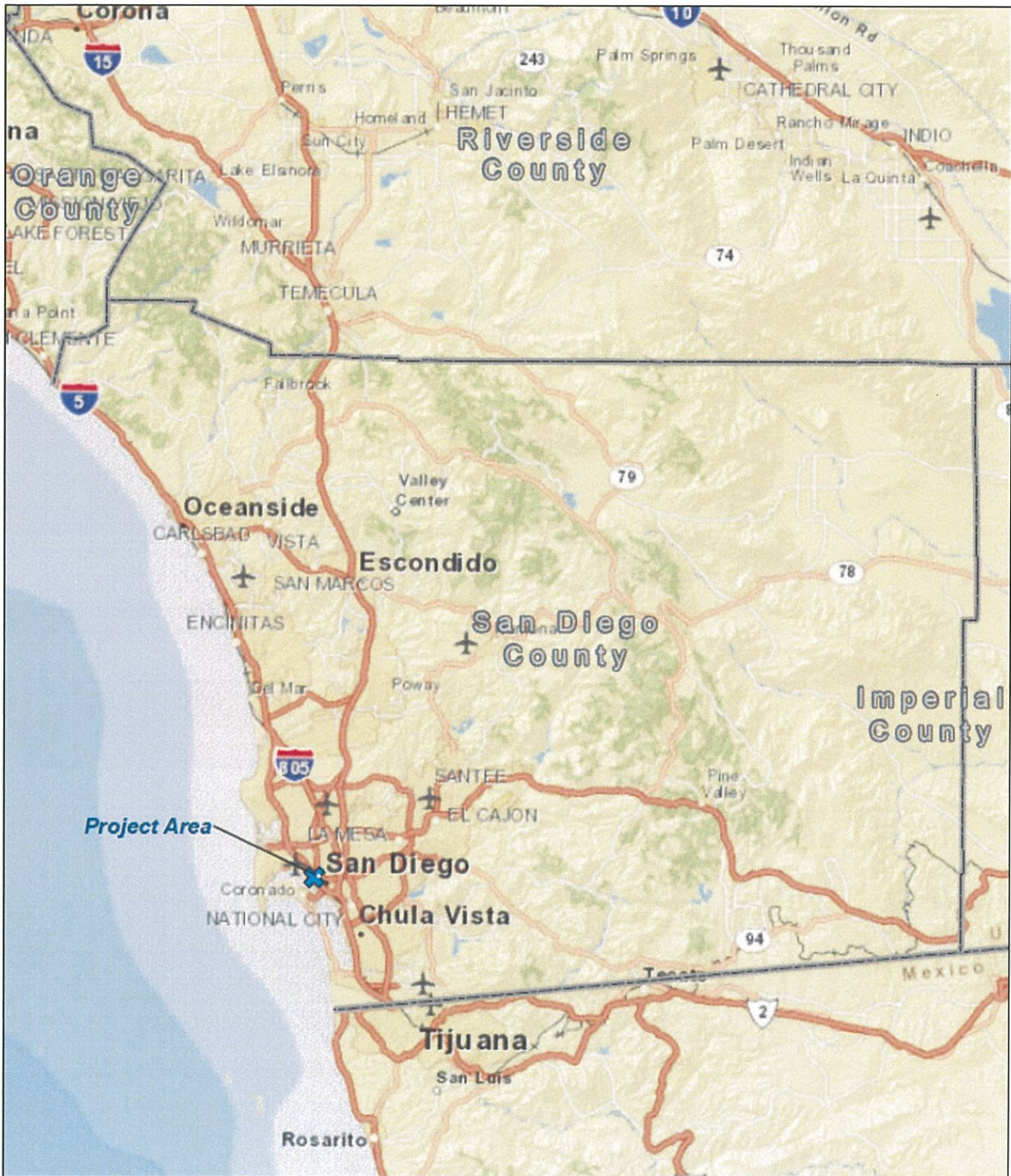
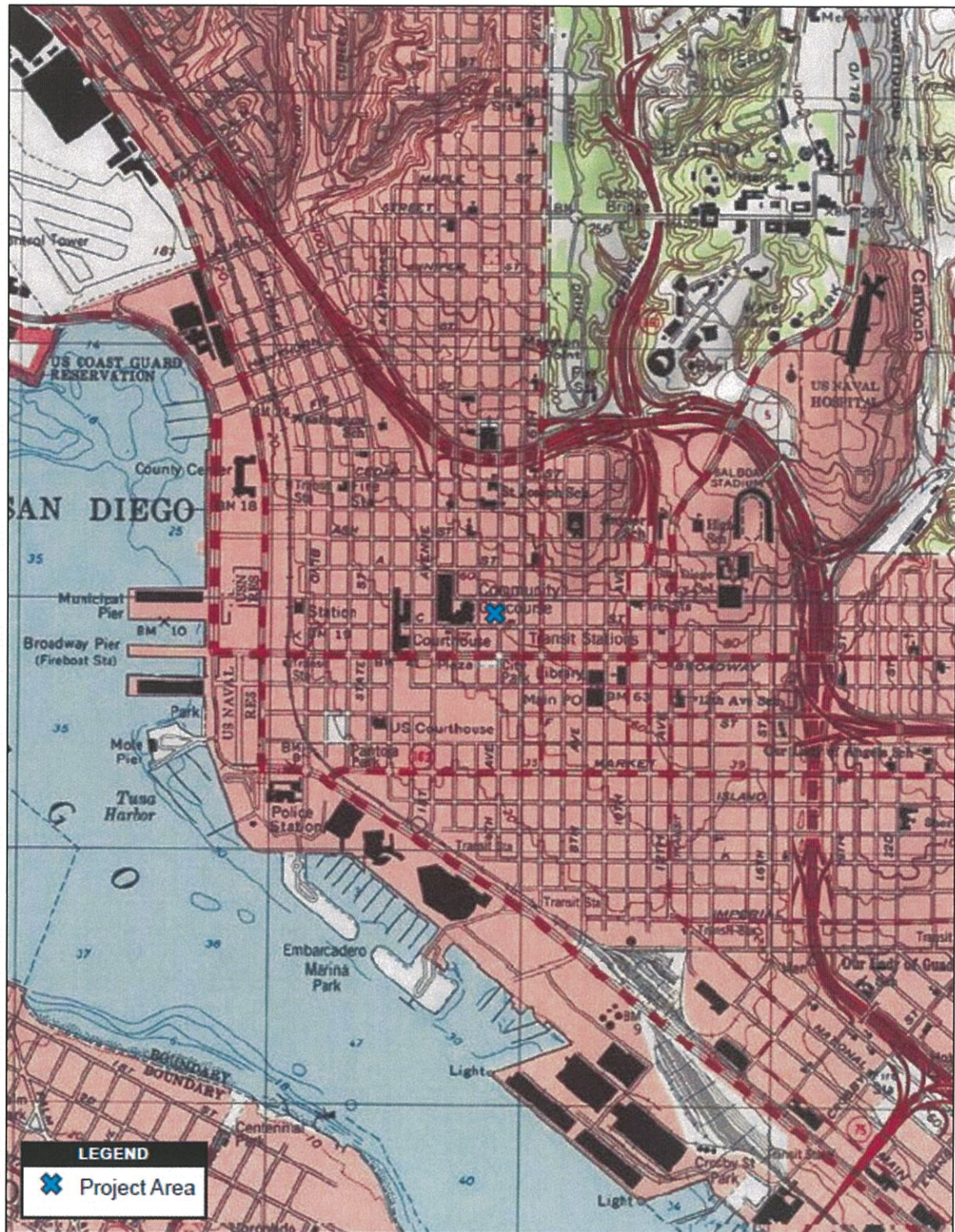


Figure 2 – Project Location



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



December 9, 2015

Aaron Hollister
Civic San Diego
401 B Street, Suite 400
San Diego, CA 92116

Dear Mr. Hollister,

RE: PROPOSED 1122 4th AVENUE PROJECT

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the proposed 1122 4th Avenue Project. Pursuant to the National Historic Preservation Act and the California Public Resources Code, the State Historic Preservation Officer (SHPO) and the OHP have broad responsibility for the implementation of federal and state historic preservation programs in California. We have a long history working with the City of San Diego through our Certified Local Government (CLG) program. Our comments are offered with the intent of protecting historic and cultural resources, while allowing the City of San Diego (Lead Agency) to meet its program needs. The following comments are based on the information included in the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the 1122 4th Avenue Project.

According to the NOP the proposed project will demolish the California Theatre building and erect a mixed-use project with below-grade parking, ground-level retail, and residential units on the upper floors. The OHP has no specific comments at this time but requests the Lead Agency provide the OHP a copy of the Draft Supplemental EIR once released for public comment.

If you have questions, please contact Sean de Courcy of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

DEC 15 2015



San Diego County Archaeological Society, Inc.

Environmental Review Committee

5 December 2015

To: Mr. Aaron Hollister
Civic San Diego
401 B Street, Suite 400
San Diego, California 92101

Subject: Notice of Preparation of a Supplemental Environmental Impact Report
1122 4th Avenue

Dear Mr. Hollister:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

Of obvious necessity, cultural resources have been included in the list of subject areas to be addressed in the DEIR. In order to permit us to review the cultural resources aspects of the project, please include us in the distribution of the DSEIR when it becomes available for public review. Also, in order to facilitate our review, we would appreciate being provided with one copy of the cultural resources technical report(s) along with the DSEIR.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

