



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: July 24, 2018

TO: Planning Commissioners

FROM: Paul Godwin, Development Project Manager, Development Services Department

SUBJECT: Candlelight, Project No. 40329

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Please note the following with regard to this project, which is on the Planning Commission agenda for July 26, 2018:

**Tentative Map Exhibits and Design Guidelines Conceptual Site Plan** – The copy quality of the Attachment 9 Tentative Map and Development Guidelines Exhibits 9.1, 9.2 and 9.3 obscures some of the document detail. New higher resolution PDF files are provided with the online Planning Commission Staff Report which can be viewed at: <https://www.sandiego.gov/planning-commission/documents/pcreports/2018/july>.

Additionally, Exhibit 9.1 of the Development Guidelines shows the Lot 1 acreage as 7.81 acres with 213 residential units. This should read 7.72 acres and 212 residential units and will be corrected in the final version.

**Errata to Environmental Impact Report (EIR) No. 40329** – Attached to this memo is an Errata clarifying the acreage amounts of the proposed lots due to minor errors on Page One and Figure 3-1 of the EIR.

Thank you.

Attachment

## **Errata to**

### **FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) No. 40329/SCH No. 2013101036**

July 20, 2018

Subsequent to the distribution and posting of the Candlelight FEIR on April 18, 2018, city staff discovered several minor mistakes related to acreage amounts of Lots 1-3 and Lot 4 on page one of the document, and Lots 1 and 4 on Figure 3-1. Please see the attached pages with the corrected acreage amounts.



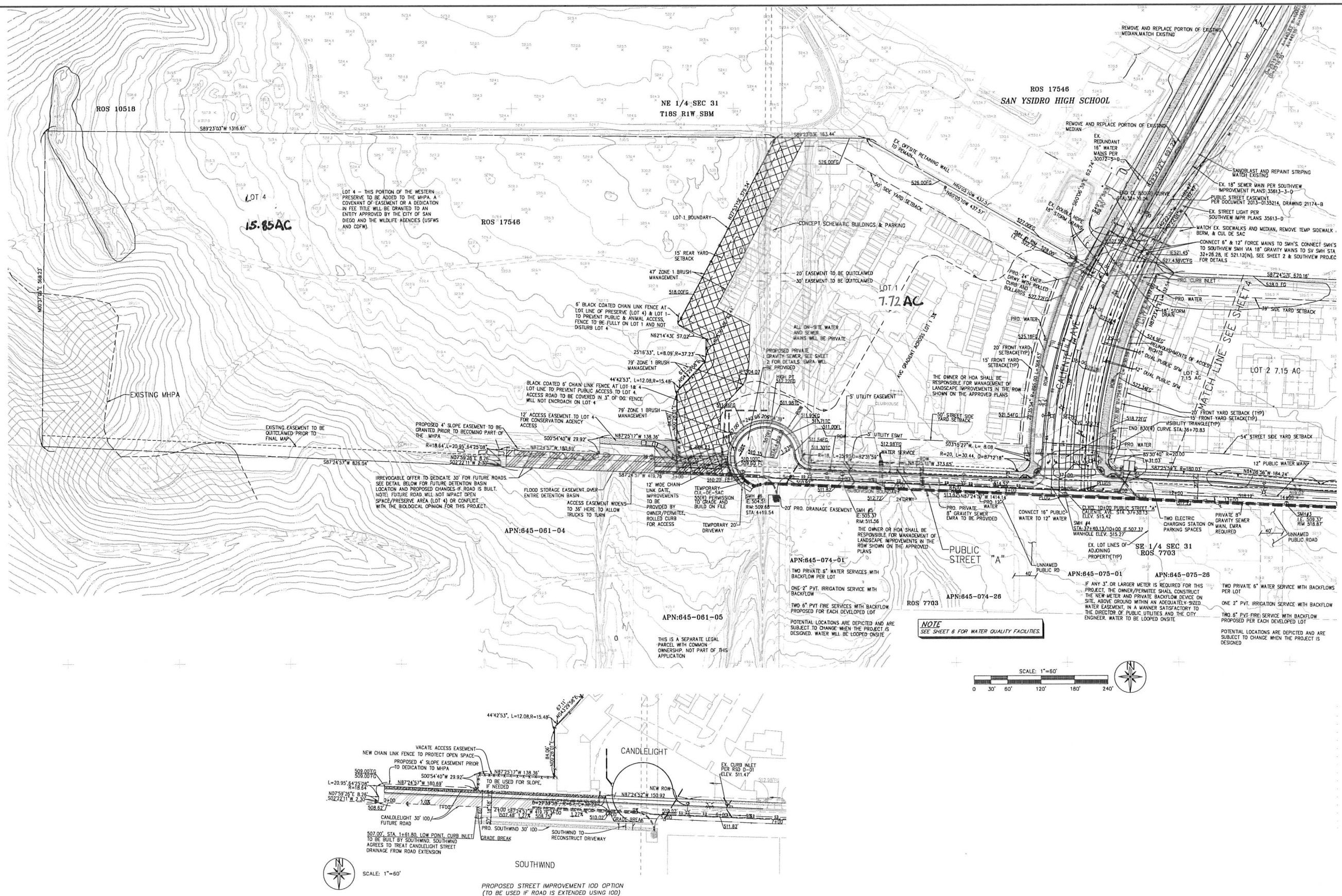
THE CITY OF SAN DIEGO

# ENVIRONMENTAL IMPACT REPORT

Project No. 40329  
SCH No. 2013101036

**SUBJECT: Candlelight:** TENTATIVE MAP (TM) PLANNED DEVELOPMENT PERMIT (PDP), and SITE DEVELOPMENT PERMIT (SDP) to subdivide the property into three multi-family residential lots, 1-3, totaling ~~26.33~~ 23.74 acres, and two open space lots. The two-open space lots include: lot 4 which consists of ~~15.75~~ 15.85 acres located at the western boundary of the property, and lot 5 which consists of 2.10 acres located at the eastern boundary of the property. The project also includes 2.50 acres for public roads. As part of the Project, the applicant will grant conservation easements over both open space lots in fee title to a California Department of Fish and Wildlife approved agency. Prior to conveyance, the applicant will grant a 10-foot trail easement to the City for maintenance on Lot 5. The Project also includes trail and trail access improvements on lots 3 and 5, including: access path surfacing, bollards, step-over rails, trailhead improvements (kiosk), and fencing, both chain link and peeler log/split rail. The Project site is designated multi-family residential with an allowable density of 15- 29 dwelling units per acre and zoned RM-2-5; the project proposes a maximum of 475 multifamily units. The project is located on a 44.19-acre parcel, 1.1 miles east of Interstate 805, 1.4 miles north of the U.S./Mexico border, south of Airway Road and State Route 905 (SR-905), and east of Caliente Avenue in the Otay Mesa Community Plan area in San Diego. (LEGAL DESCRIPTION: The project site occupies a portion of Section 31 within Township 18 South, Range 1 West of the U.S. Geological Survey 7.5-minute Imperial Beach quadrangle map in the City and County of San Diego). Applicant: Candlelight Properties, LLC.

**April 2018 Update:** Revisions, minor corrections and clarifications have been made when compared to the Draft Environmental Impact Report (EIR) dated May 2016. The EIR was specifically revised to address new Storm Water Regulations and the Climate Action Plan (CAP) Checklist. Revisions were made to the Greenhouse Gas Emissions section of this EIR to address the requirement for, and a summary of, the Project CAP Checklist. In accordance with Section 15088.5 of the California Environmental Quality Act, the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. All revisions are shown in a strike-through and/or underline format. These revisions do not affect the environmental analysis or conclusions of the document.



Source: Schwerin & Assoc, modified by SB&O 2018

Candlelight Tentative Map (Lots 1 and 4)