



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: October 31, 2019 REPORT NO. PC-19-097  
HEARING DATE: November 7, 2019  
SUBJECT: COURTHOUSE COMMONS TUNNEL. Process Five Decision  
PROJECT NUMBER: [634065](#)  
REFERENCE: [San Diego County, Central Courthouse](#)  
OWNER/APPLICANT: County of San Diego/Holland Acquisition Co., LLC

### SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council for the construction of a 10,260-square foot, 360 feet long, underground tunnel extending beyond the ultimate curb lines and cross/traverse the public rights-of-way (ROW) connecting the New San Diego Central Courthouse located at 1100 Union Street to the County Central Jail Building located at 1173 Front Street within the Downtown Community Plan area?

### Staff Recommendation:

1. Recommend the City Council **Approve** a resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has review and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2000021015 for the New San Diego Central Courthouse for the Superior Court of California, County of San Diego that was prepared and certified by the California Administrative Office of the Courts, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in approving actions related to Site Development Permit No. 2279389; and
2. Recommend the City Council **Approve** Site Development Permit No. 2279389.

Community Planning Group Recommendation: On May 15, 2019, the Downtown Community Planning Council voted unanimously (24-0-0) to recommendation approval of the tunnel (Attachment 7).

Environmental Review: In December 2010, California Administrative Office of the Courts (AOC), as Lead Agency, certified Environmental Impact Report (EIR) SCH No. 2000021015 ([EIR Part 1](#) and [EIR Part 2](#)), for the New San Diego Central Courthouse for the Superior Court of California, County of San Diego. This EIR analyzed the construction of an inmate tunnel to

connect the New San Diego Central Courthouse with the County's Central Jail, as well as relocation of utilities. The City of San Diego (City) as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15096, considered the Final EIR SCH No. 2000021015. It has been determined that in accordance with CEQA Guidelines Section 15162(a): 1. No substantial changes are proposed in the project that would require major revisions of the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 3. There is no new information of substantial importance that was not known and could not have been known at the time the previous environmental documents were certified that shows any of the circumstances described in CEQA Guidelines 15162(a)(3)(A) - (D) would be applicable. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental documents. All of the impacts were adequately addressed and disclosed in the previously certified environmental document. Additionally, the current project would be required to comply and/or implement all mitigation measures (Archaeology and Paleontology) outlined within the previously certified Final EIR.

Fiscal Impact Statement: None with this action. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes the construction of a 10,260-square foot underground tunnel extending beyond the ultimate curb line within the public ROW connecting the County Central Jail Building to the New San Diego Central Courthouse. The project is being funded by Senate Bill 1407, which finances critically needed courthouse construction, renovation, and repair through a portion of judicial branch fees, fines, and penalties, with no impact on the State's General Fund. There are no housing impacts associated with the proposed development.

## BACKGROUND

The project site is located within public ROW at Front and Union Street between 'B' Street and 'C' Street between the County Central Jail Building located at 1173 Front Street to the New San Diego Central Courthouse located at 1100 Union Street. The site is zoned CCPD-PC of the Centre City Planned District Ordinance (CCPDO) within the Downtown Community Plan area, Transit Priority Area, and Transit Area Overlay Zone. All adjacent property to the North, South, East, and West are public service facilities for the local justice system including, County Sheriff, San Diego Superior Court, Law Library, and Detention Facilities.

The New San Diego Central Courthouse was completed in October 2017. This new courthouse project replaced the old County Courthouse, the Family Courthouse, and the Madge Bradley Courthouse in downtown San Diego. These buildings were found to be unsafe, overcrowded, and inadequate for modern court operations. The new courthouse provides the court's central court district with a full-service, consolidated facility for criminal, probate, family court, and small claims services. It also brings downtown a small claims calendar from the Kearny Mesa courthouse, improving service to residents of the central San Diego area. The new courthouse project includes a bridge between the new courthouse and the Hall of Justice (constructed) and a tunnel between the new courthouse and the Central Jail (not constructed). After completion of the New San Diego Central Courthouse, the former County Courthouse and former County Jail will be demolished. All of the properties are county owned, and the development permit and building permits within the property boundary lines are not within the City of San Diego jurisdiction.

## DISCUSSION

### Project Description:

The Courthouse Commons Tunnel project (Project) would allow for the transfer of detainees through a tunnel between the existing County Central Jail Building (1173 Front Street) and the constructed New San Diego Central Courthouse (1100 Union Street). This would remove transportation of said detainees from the public streets where the transport is less contained and controlled. The tunnel will be located within public ROW at Front and Union Street between 'B' Street and 'C' Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational. The project is not requesting any deviations from the San Diego Municipal Code (SDMC).

The proposed structure will "encroach" into the public ROW, however there will be no need for public improvements beyond patch and repair of existing sidewalk and street along Union Street. The development requires a Process Five Site Development Permit (SDP) for a major underground structure which extend into the public ROW beyond the ultimate curb lines or other encroachments which are of sufficient public interest to warrant City Council approval, in accordance with [SDMC Section 126.0502\(e\)\(5\)](#).

### Community Plan Analysis:

The proposed project is located in the Public/Civic (PC) Land Use District within the Civic Core neighborhood of the Downtown Community Plan area. This land use classification is primarily intended to encourage, support, and enhance the Core as a high-intensity office and employment center. The proposed project is consistent with the intended "pedestrian-oriented" and "civic and governmental" uses established in the Downtown Community Plan. The proposed intergovernmental connection and civic use of the tunnel meets Policy 3.1-P-1 to: "Foster development of the Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours." By providing a tunnel that improves and enhances transfer of detainees between governmental buildings while improving

safety on the downtown streets by connecting the County Jail Building to the Central Courthouse in an underground tunnel, and separating detainees from automobile traffic, the proposed project meets Goal 6.1-G-2 to: "Strengthen Civic/Core as a focus of civic uses and government activity, and reconnect government buildings and open spaces to the public realm." Therefore, the proposed project is consistent with the Downtown Community Plan.

Conclusion:

The Project would provide for the safe and controlled transport of detainees to and from the New San Diego Central Courthouse and the County Central Jail Building. This would remove transportation of said detainees from the public streets where the transport is less contained and controlled.

ALTERNATIVES

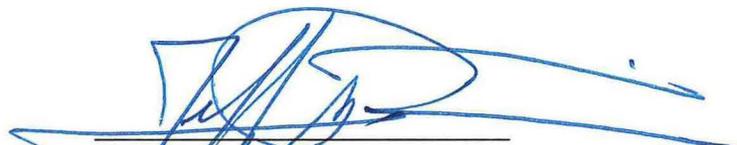
1. Recommend the City Council Approve a resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has review and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2000021015 for the New San Diego Central Courthouse for the Superior Court of California, County of San Diego that was prepared and certified by the California Judicial Council, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in approving actions related to Site Development Permit No. 2279389; and Approve Site Development Permit No. 2279389, with modifications.
2. Recommend the City Council Do Not Approve a resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has review and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2000021015 for the New San Diego Central Courthouse for the Superior Court of California, County of San Diego that was prepared and certified by the California Judicial Council, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in approving actions related to Site Development Permit No. 2279389; and Deny Site Development Permit No. 227938, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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R. FitzGerald  
Assistant Deputy Director  
Development Services Department



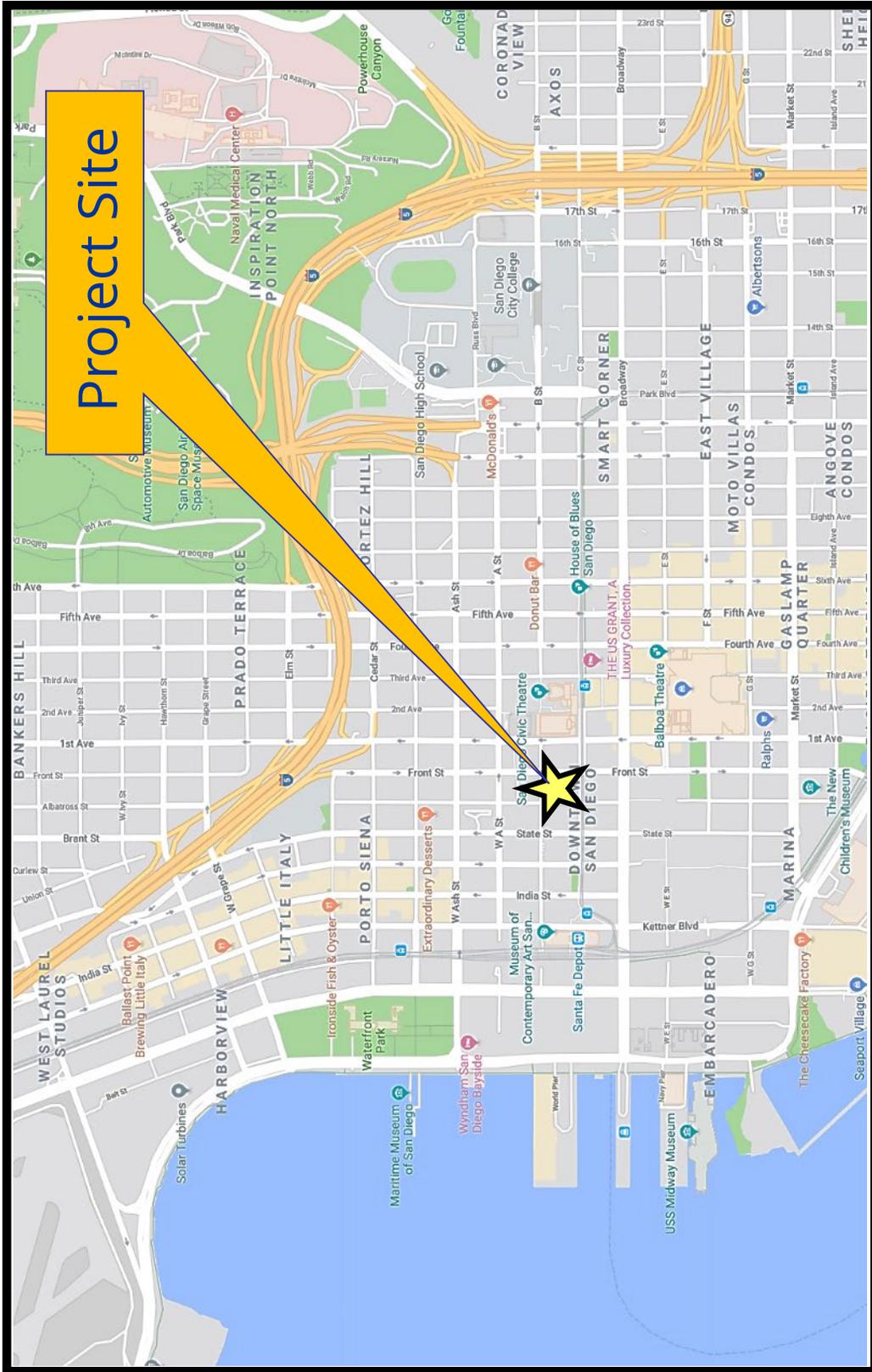
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Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

FITZGERALD/JAP

Attachments:

1. Project Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Memorandum-Section 15162 CEQA Evaluation
7. Environmental Resolution
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



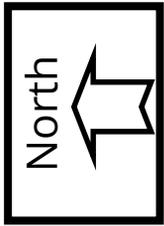
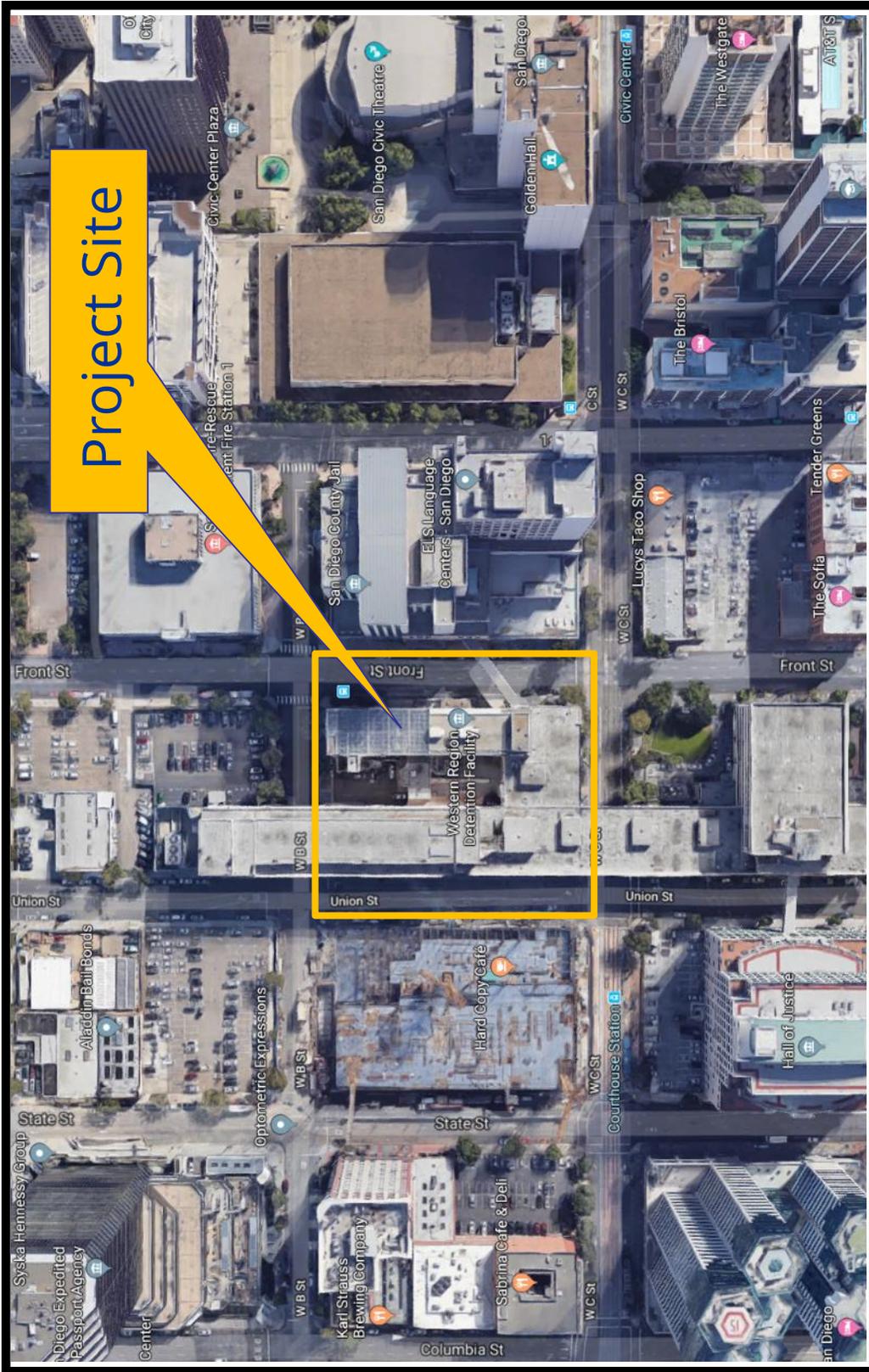
Project Site



# Location Map

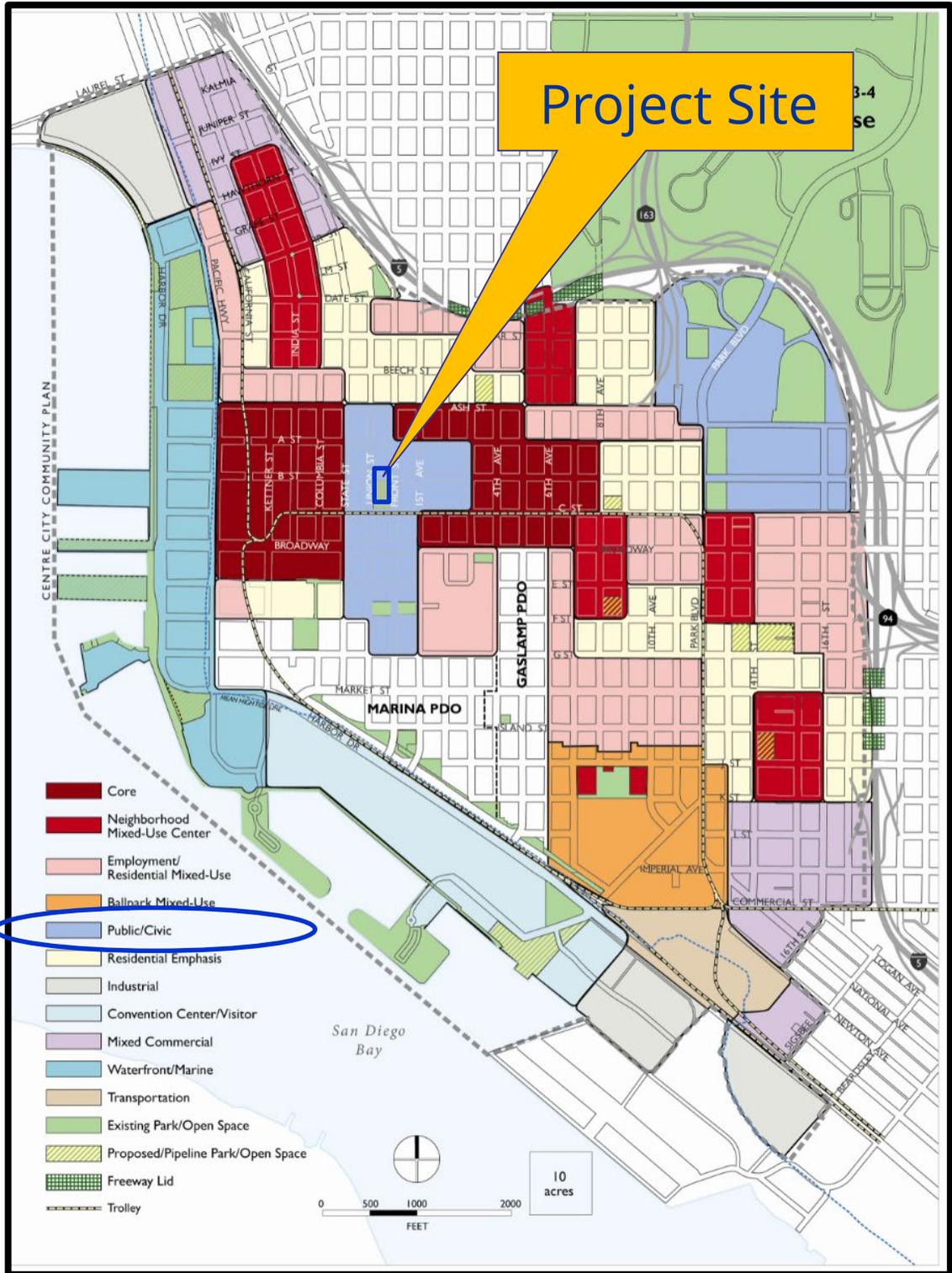
**Courthouse Commons Tunnel-Project 634065**  
**1100 Union Street and 1173 Front Street**





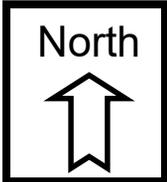
**Aerial Photograph**  
**Courthouse Commons Tunnel-Project 634065**  
**1100 Union Street and 1173 Front Street**





# Community Plan Land Use Map

**Courthouse Commons Tunnel-Project 634065**  
**1100 Union Street and 1173 Front Street**



RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO  
APPROVING SITE DEVELOPMENT PERMIT NO. 2279389 FOR  
COURTHOUSE COMMONS TUNNEL -PROJECT NO. 634065 [MMRP].

WHEREAS, THE COUNTY OF SAN DIEGO, Owner, and HOLLAND ACQUISITION CO., LLC , a Colorado Limited Liability Company, Permittee, filed an application with the City of San Diego for a Site Development Permit for a 10,260-square foot, 360 feet long, underground tunnel extending beyond the ultimate curb lines into the public right-of-ways connecting County Central Jail Building located at 1173 Front Street to the New San Diego Central Courthouse located at 1100 Union Street in the CCPD-PC of the Centre City Planned District Ordinance (CCPDO) within the Downtown Community Plan area, Transit Priority Area, and Transit Area Overlay Zone. The project site is legally described as: Lots 1 through 6, Inclusive, in Block 2 as shown on Map of Middletown in the City of San Diego, County of San Diego, State of California, according to partition Map thereof made by order of the reference in the case of Baldwin, ET vs. Coutts, EL. AL., in the District Court of Eighteenth Judicial District of the State of California, by J.E. Jackson, filed in the Office of the Clerk of San Diego County, January 1874 and Lots G through L, inclusive, of Block K of Horton's addition according to Map thereof made by L.L. Lockling in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the Clerk of San Diego County, June 1871; including the adjacent public right-of-way to said Lots; and

WHEREAS, the activity is covered under the New San Diego Central Courthouse for the Superior Court of California, County of San Diego, Environmental Impact Report (EIR) SCH No. 2000021015, certified in December 2010, by the California Administrative Office of the Courts

(AOC), as Lead Agency. This EIR analyzed the construction of an inmate tunnel to connect the New San Diego Central Courthouse with the County's Central Jail, as well as relocation of utilities. The City of San Diego (City) as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15096, considered the Final EIR SCH No. 2000021015. It has been determined that in accordance with CEQA Guidelines Section 15162(a): 1. No substantial changes are proposed in the project that would require major revisions of the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 3. There is no new information of substantial importance that was not known and could not have been known at the time the previous environmental documents were certified that shows any of the circumstances described in CEQA Guidelines 15162(a)(3)(A) - (D) would be applicable. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental documents. All of the impacts were adequately addressed and disclosed in the previously certified Final EIR SCH No. 2000021015; and

WHEREAS, on November 7, 2019, the Planning Commission of the City of San Diego considered Site Development Permit (SDP) No. 2279389, and pursuant to Resolution No.

\_\_\_\_\_ -PC voted to recommend City Council approve the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a

public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2279389:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. FINDINGS FOR ALL SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]:**

**a. The proposed development will not adversely affect the applicable land use plan.** The Courthouse Commons Tunnel project (Project) would allow for the transfer of detainees through a tunnel between the existing San Diego County Jail (1173 Front Street) and the constructed New San Diego Central Courthouse (1100 Union Street). This would remove transportation of said detainees from the public streets where the transport is less contained and controlled. The tunnel will cross/traverse public rights-of-way (ROW) at Front and Union Streets and Old Courthouse block, between 'B' Street and 'C' Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational.

The project site is located between the San Diego County Jail Building located at 1173 Front Street to the New San Diego Central Courthouse located at 1100 Union Street within public ROW of Front and Union Streets and [Old Courthouse block between those streets]. The site is zoned CCPD-PC of the Centre City Planned District Ordinance (CCPDO) within the Downtown Community Plan area, Transit Priority Area, and Transit Area Overlay Zone. All adjacent property to the north, south, east, and west are public service facilities for the local justice system including, County Sheriff, San Diego Superior Court, Law Library, and Detention Facilities.

The New San Diego Central Courthouse was completed in October 2017. This new courthouse project replaced the old County Courthouse, the Family Courthouse, and the Madge Bradley Courthouse in downtown San Diego. These buildings were found to be unsafe, overcrowded, and inadequate for modern court operations. The new courthouse provides the court's central court district with a full-service, consolidated facility for criminal, probate, family court, and small claims services. It also brings downtown a small claims calendar from the Kearny Mesa courthouse, improving service to residents of the central San Diego area. The new

courthouse project includes a bridge between the new courthouse and the Hall of Justice (constructed) and a tunnel between the New San Diego Central Courthouse and the San Diego County Jail Building (not constructed).

The Project is in the Public/Civic (PC) Land Use District within the Civic Core neighborhood of the Downtown Community Plan area. This land use classification is primarily intended to encourage, support, and enhance the Core as a high-intensity office and employment center. The Project is consistent with the intended “pedestrian-oriented” and “civic and governmental” uses established in the Downtown Community Plan. The proposed intergovernmental connection and civic use of the tunnel meets Policy 3.1-P-1 to: “Foster development of the Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.” By providing a tunnel that improves and enhances transfer of detainees between governmental buildings while improving safety on the downtown streets by connecting the San Diego County Jail Building to the New San Diego Central Courthouse in an underground tunnel, and separating detainees from automobile traffic, the proposed project meets Goal 6.1-G-2 to: “Strengthen Civic/Core as a focus of civic uses and government activity, and reconnect government buildings and open spaces to the public realm.” Therefore, the proposed project is consistent with the Downtown Community Plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.** The Project would allow for the transfer of detainees through a tunnel between the existing San Diego County Jail (1173 Front Street) and the constructed New San Diego Central Courthouse (1100 Union Street). This would remove transportation of said detainees from the public streets where the transport is less contained and controlled. The tunnel will cross/traverse public ROW at Front and Union Streets and [Old Courthouse block] between ‘B’ Street and ‘C’ Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational.

The Project activity is covered under the New San Diego Central Courthouse for the Superior Court of California, County of San Diego, Environmental Impact Report (EIR) SCH No. 2000021015, certified in December 2010, by the California Administrative Office of the Courts (AOC), as Lead Agency. This EIR analyzed the construction of an inmate tunnel to connect the New San Diego Central Courthouse with the County’s Central Jail, as well as relocation of utilities. The City of San Diego (City) as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15096, considered the Final EIR SCH No. 2000021015. It has been determined that in accordance with CEQA Guidelines Section 15162(a): 1. No substantial changes are proposed in the project that would require major revisions of the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 3. There is no new information of substantial importance that was not known and could not have been known at the time the previous environmental documents were certified

that shows any of the circumstances described in CEQA Guidelines 15162(a)(3)(A) - (D) would be applicable. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental documents. All of the impacts were adequately addressed and disclosed in the previously certified Final EIR SCH No. 2000021015.

The public improvement plans would be reviewed, permitted, and inspected by the City for compliance with all applicable development regulations. The State has jurisdiction over the building permit; therefore, the State would review, permit, and inspect the Project for compliance with all applicable building, mechanical, electrical, and fire codes. The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 2279389, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The Project would allow for the transfer of detainees through a tunnel between the existing San Diego County Jail (1173 Front Street) and the constructed New San Diego Central Courthouse (1100 Union Street). This would remove transportation of said detainees from the public streets where the transport is less contained and controlled. The tunnel will cross/traverse public ROW at Front and Union Streets and Old Courthouse block, between 'B' Street and 'C' Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational.

The Project is not requesting any deviations from the Land Development Code (LDC). The proposed structure will "encroach" into the public ROW, however there will be no need for public improvements beyond patch and repair of existing sidewalk and street along Union Street. The development requires a Process Five Site Development Permit (SDP) Development for a major underground structure which extends into the public ROW beyond the ultimate curb lines or other encroachments which are of sufficient public interest to warrant City Council approval, in accordance with LDC Section 126.0502(e)(5). Therefore, the proposed development will comply with the regulations of the LDC.

**2. SITE DEVELOPMENT PERMIT SUPPLEMENTAL FINDINGS-PUBLIC RIGHT-OF-WAY ENCROACHMENTS [SDMC Section 126.0505(m)]:**

**a. The proposed encroachment is reasonably related to public travel, or benefits a public purpose, or all record owners have given the applicant written permission to maintain the encroachment on their property.** The Project would allow for the transfer of detainees through a tunnel between the existing San Diego County Jail (1173 Front Street) and the constructed New San Diego Central Courthouse (1100 Union Street). This would remove

transportation of said detainees from the public streets where the transport is less contained and controlled. The tunnel will cross/traverse public ROW at Front and Union Streets and [Old Courthouse block] between 'B' Street and 'C' Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational.

The Project directly relates to the provision of public travel and ensures that such travel is not hindered by the continual transport of detainees during business hours. The Project will also provide a public purpose by eliminating the transport of detainees between these two buildings from public streets and public space, which will increase public safety and welfare. Additionally, the Project will improve pedestrian facilities and services within the County Complex and surrounding properties by providing unhindered access to buildings and public spaces. All tunnel improvements required would be entirely within the County of San Diego's ownership and would not encroach on any other private property. Therefore, the proposed encroachment is reasonably related to public travel, benefits a public purpose, and the record owner (Country of San Diego) agrees to maintain the encroachment.

**b. The proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.** The subterranean Project will provide for the safe and controlled transport of detainees to and from the San Diego County Jail and New San Diego Central Courthouse. This would remove transportation of said detainees from the public streets where the transport is less contained and controlled. The Project directly relates to the provision of public travel and ensures that such travel is not hindered by the continual transport of detainees during business hours. As the Project is subterranean, it will not interfere with the free and unobstructed use of the public ROW, but, instead, will include the ability of the public to use the ROW and eliminate the current obstruction that occurs during the transport of detainees.

**c. The proposed encroachment will not adversely affect the aesthetic character of the community.** The subterranean Project will be located within the public ROW at Front and Union Streets, and [Old Courthouse block] between 'B' Street and 'C' Street and has no exposed structure to the public. The 10,260-square foot, 360 feet long, concrete tunnel will be constructed using a method of excavation to keep all adjacent facilities and infrastructure operational. The entrances to the tunnel would include controlled access from both the courthouse and the jail, and would not be visible or accessible to the public. All adjacent property to the north, south, east, and west are public service facilities for the local justice system including, County Sheriff, San Diego Superior Court, Law Library, and Detention Facilities. Therefore, the proposed encroachment will not adversely affect the aesthetic character of the community.

**d. The proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.** As outlined within Site Development Permit Finding (A)(1)(a), (b), and (c) listed above, the Project is in conformity with the provision of the LDC, and complies with provisions or other local, state, or federal law as analyzed with the New San Diego Central Courthouse for the Superior Court of California, County of San Diego, EIR SCH No. 2000021015, dated December 2010. This EIR analyzed the construction of an inmate tunnel to connect the New County Courthouse with the County's Central Jail, as well as relocation of utilities.

**e. For coastal development in the coastal overlay zone, the encroachment is consistent with Section 132.0403 (Supplemental Use Regulations of the Coastal Overlay Zone).**

The project site is located between the San Diego County Jail Building located at 1173 Front Street to the New San Diego Central Courthouse located at 1100 Union Street within public ROW of Front and Union Streets and [Old Courthouse block between those streets]. The site is zoned CCPD-PC of the Centre City Planned District Ordinance (CCPDO) within the Downtown Community Plan area. The site is not located within the coastal overlay zone; therefore, the supplemental use regulations of the coastal overlay zone would not apply to the Project.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit (SDP) No. 2279389 is granted to THE COUNTY OF SAN DIEGO, Owner and HOLLAND ACQUISITION CO., LLC , a Colorado Limited Liability Company, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_

(Name)

Deputy City Attorney

XXX:xxx xx/xx/xx

Or.Dept:DSD

Doc. No.:xxxxx

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL  
STATION 501

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

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INTERNAL ORDER NUMBER: 24008308

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2279389  
COURTHOUSE COMMONS TUNNEL -PROJECT NO. 634065 [MMRP]  
CITY COUNCIL

This Site Development Permit No. 2279389, is granted by the City Council of the City of San Diego to THE COUNTY OF SAN DIEGO, Owner and HOLLAND ACQUISITION CO., LLC, a Colorado Limited Liability Company, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505. The project site is located within the public ROW at Front and Union Streets, and [Old Courthouse block] between 'B' Street and 'C' Street, connecting the new County Courthouse located at 1100 Union Street to the County Central Jail Building located at 1173 Front Street in the CCPD-PC of the Centre City Planned District Ordinance (CCPDO) within the Downtown Community Plan area, Transit Priority Area, and Transit Area Overlay Zone. The project site is legally described as: Lots 1 through 6, Inclusive, in Block 2 as shown on Map of Middletown in the City of San Diego, County of San Diego, State of California, according to partition Map thereof made by order of the reference in the case of Baldwin, ET vs. Coutts, EL. AL., in the District Court of Eighteenth Judicial District of the State of California, by J.E. Jackson, filed in the Office of the Clerk of San Diego County, January 1874 and Lots G through L, inclusive, of Block K of Horton's addition according to Map thereof made by L.L. Lockling in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the Clerk of San Diego County, June 1871; including the adjacent public right-of-way to said Lots.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a underground tunnel extending beyond the ultimate curb lines and cross/traverse the public rights-of-way (ROW) connecting the New San Diego Central Courthouse to the County Central Jail Building; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, on file in the Development Services Department.

The project shall include:

- a. Encroachment within the public right-of-way for the construction of a 10,260-square foot, 360 feet long, underground tunnel extending beyond the ultimate curb lines and cross/traverse the public rights-of-way (ROW) connecting the New San Diego Central Courthouse located at 1100 Union Street to the County Central Jail Building located at 1173 Front Street; and

- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this Permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This Permit must be utilized by \_\_\_\_\_.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or

amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report (EIR) SCH No. 2000021015, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report (EIR) SCH No. 2000021015, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented, including the following issue areas for the tunnel construction:

Archaeology and Paleontology Resources

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 3,000 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for the tunnel and associated transfer structure and subterranean connection in the Front Street and Union Street Rights-of-Way that includes the provisions outlined in Council Policy 700-18 (A)(3)(a thru d).
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb gutter and sidewalk on Front Street, as shown on Exhibit A, in a manner satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to relocate the existing street light adjacent to the site on Front Street, in a manner satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**GEOLOGY REQUIREMENTS:**

20. Prior to recordation of this Site Development Permit, a "Notice of Geologic and Geotechnical Conditions" shall be recorded against the property. The form of the Notice shall be provided by the City of San Diego and shall be executed by the property owner and recorded with the San Diego County Recorder, and filed with the City of San Diego.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

21. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the realignment design and construction of the existing 10" public water main within Front Street as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway

or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

23. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on \_\_\_\_\_ and  
Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: SDP No. 2279389

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

**NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**THE COUNTY OF SAN DIEGO,**  
Owner

By \_\_\_\_\_  
Name:  
Title:

**HOLLAND ACQUISITION CO., LLC,**  
Permittee

By \_\_\_\_\_  
Name:  
Title:

**NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.**



## THE CITY OF SAN DIEGO

## M E M O R A N D U M

**DATE:** November 7, 2019

**TO:** City of San Diego Planning Commission

**FROM:** Jeffrey Szymanski, Senior Planner, Development Services Department

**SUBJECT:** Courthouse Commons Tunnel (Project No. 634065) California Environmental Quality Act- Section 15162 Evaluation

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The Development Services Department has completed a California Environmental Quality Act 15162 evaluation for the Courthouse Commons Tunnel Project. Project approval would allow for the construction of a 10,260-square foot, 360 feet long, underground tunnel extending beyond the ultimate curb lines and cross/traverse the public rights-of-way (ROW) connecting the New San Diego Central Courthouse located at 1100 Union Street to the County Central Jail Building located at 1173 Front Street. In December 2010, California Administrative Office of the Courts (AOC), as Lead Agency, certified Environmental Impact Report (EIR) SCH No. 2000021015, for the New San Diego Central Courthouse for the Superior Court of California, County of San Diego. This EIR analyzed the construction of an inmate tunnel to connect the New San Diego Central Courthouse with the County's Central Jail, as well as relocation of utilities. The City of San Diego (City) as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15096, considered the Final EIR SCH No. 2000021015. A Mitigation Monitoring and Reporting Program was adopted with the original EIR to reduce potentially significant impacts to Aesthetics, Historical Resources (Archaeology), Paleontology, Hazardous Materials, and Noise.

Taking into consideration the additional analysis conducted by Development Services Department along with review of the previously certified environmental document, it was concluded that the proposed Project would not result in a substantially changed project. The project would not result in new impacts or changed circumstances that would require a new environmental document. Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Page 2  
City of San Diego Planning Commission  
November 7, 2019

Therefore, because none of the three above criteria have occurred, Development Services Department did not find the need to prepare a subsequent or supplemental environmental document for the Courthouse Commons Tunnel Project and that the certified EIR adequately covers the activity being proposed.

A handwritten signature in blue ink, appearing to read "Jeffrey Szymanski".

Jeffrey Szymanski  
Senior Planner  
Development Services Department

RESOLUTION NUMBER \_\_\_\_\_

ADOPTED ON \_\_\_\_\_

RESOLUTION CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SAN DIEGO, AS A RESPONSIBLE AGENCY, HAS REVIEW AND CONSIDERED THE INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) SCH NO. 2000021015 FOR THE NEW SAN DIEGO CENTRAL COURTHOUSE FOR THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO THAT WAS PREPARED AND CERTIFIED BY THE CALIFORNIA ADMINISTRATIVE OFFICE OF THE COURTS, AS LEAD AGENCY, AND ADOPTED FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN APPROVING ACTIONS RELATED TO SITE DEVELOPMENT PERMIT NO. 2279389 [MMRP].

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations Chapter 3, Division 6, Title 14; Article 6, sections 15070 to 15075), the State of California (the "State") Administrative Office of the Courts (the "AOC"), staff agency to the Judicial Council of California, as the lead agency for the construction of the New San Diego Central Courthouse Project in downtown San Diego and operation of the facility for the Superior Court of California, County of San Diego, which included the Courthouse Commons Tunnel Project (the Project), prepared an Environmental Impact Report (SCH No. 2000021015) which documents, describes, discloses, and analyzes the environmental impacts of the Project; and

WHEREAS, in December 2010, the AOC duly certified the Final Environmental Impact Report (SCH No. 2000021015) (Final EIR) for the Project; and

WHEREAS, in December 2010, the AOC adopted Findings of Fact as required by CEQA, together with a Mitigation Monitoring and Reporting Program and also approved the Project; and

WHEREAS, on April 8, 2019, Holland Acquisition Co., LLC and The County of San Diego submitted a Site Development Permit application (Project No. 634065) to the Development Services Department for approval of the Project; and

WHEREAS, the City, with respect to the Site Development Permit (Project No. 634065), is a responsible agency for the Project as provided in CEQA Guidelines section 15069; and

WHEREAS, prior to taking discretionary actions for approval of the Site Development Permit (Project No. 634065), including the construction and any other approvals to implement the Project by the City as a responsible agency under CEQA, the City Council desires to make certain findings pursuant to CEQA Guidelines 15050, 15091 and 15096; NOW, THEREFORE,

BE IT RESOLVED, by the City of San Diego City Council, as follows:

1. The City has reviewed and considered the information contained in the Final EIR relevant to the City's approval of discretionary actions within the City's jurisdiction necessary for the Project as described in the Final EIR.
2. The City has reviewed and considered the CEQA Findings and the City Council hereby determines and concludes all of the following:
  - a. In certifying the Final EIR, AOC has already identified, analyzed, disclosed and adopted the mitigation measures for the Project;
  - b. The City of San Diego City Council has reviewed and considered the Final EIR together with the related CEQA Findings and determines that the information and analyses contained in the Final EIR, together with the related CEQA Findings, are adequate for the City's use as a responsible agency and for the City's consideration of discretionary actions to approve Site Development Permit (Project No. 634065);
  - c. The City's discretionary action to approve Site Development Permit (Project

No. 634065) are within the scope of the activities described and evaluated in the Final EIR;

- d. The City has not identified a feasible alternative or additional feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect that the Project would have on the environment; and
  - e. Since the Final EIR was certified, there have been no substantial changes to the Project and no substantial changes in Project circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.
3. The City, as a responsible agency under CEQA, hereby adopts AOC's CEQA Findings for the Final EIR for the Project as its own findings under CEQA to the fullest possible extent that the CEQA Findings are relevant to the City's discretionary action to approve Site Development Permit (Project No. 634065), which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City of San Diego City Council adopts the Mitigation Monitoring and Reporting Program to implement the changes to the project as required by this City of San Diego City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit B.

**ATTACHMENT 7**

BE IT FURTHER RESOLVED, that the Development Services Department is directed to file a Notice of Determination with the Clerk of the San Diego County Board of Supervisors following the City's approval of any discretionary action related to the Project.

By: \_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT B**

**MITIGATION MONITORING AND REPORTING PROGRAM**

SITE DEVELOPMENT PERMIT NO. 2279389

PROJECT NO. 634065

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity 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 Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report for the Courthouse Common Tunnel Project shall be made conditions of Site Development Permit No. 2279389 as may be further described below.

**MITIGATION MONITORING AND REPORTING PROGRAM**

See Following Pages in Table 1

Table 1  
Mitigation Measures and Implementation Requirements

Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
<b>Aesthetics and Visual Resources</b>			
(AES-1b) To prevent the new courthouse from generating high-velocity groundborne winds, the AOC shall include building features that will intercept winds moving down the building's face toward the ground and prevent substantial wind impacts on pedestrians.	Incorporate design measures into Project's contract specifications	AOC Project manager	During preparation of contract specifications
<b>Cultural and Historic Resources</b>			
(CR-1) The AOC will require its developer to retain a qualified archaeologist who shall inform all excavation operation personnel of the Project's cultural resource mitigation measures prior to any earth-disturbing activities and provide instruction to recognize archaeological artifacts, features, or deposits. Personnel working on the Project will not collect archaeological resources. The qualified archaeologist will be present for pre-construction meetings and any Project-related excavations of the uppermost 15 feet of soils on the site when the AOC begins its construction operations. If construction operations discover resources in the uppermost 15 feet of soil and the resources extend below 15 feet, the archaeologist may evaluate the resources that are located below the uppermost 15 feet of soil. If construction personnel encounter soil conditions or other indicators which suggest that resources may be located below 15 feet, the AOC's qualified archaeologist will evaluate the unusual soil conditions and any resources. Prior to construction, the qualified archaeologist shall submit a cultural resources management plan to the AOC that outlines the procedures that the AOC and construction	Incorporate cultural resources protection measures into Project's contract specifications	AOC Project manager	During preparation of contract specifications
	Document incorporation of cultural resources protection measures into Project's contract specifications to AOC's environmental analyst	AOC Project manager	Prior to completion of contract specifications
	Ensure that applicable measures are implemented	AOC construction inspector	During construction

	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
	<p>personnel will follow if personnel discover cultural resources during excavation operations and the documentation that the qualified archaeologist shall prepare for the monitoring effort. If the archaeologist requires assistance from a Native American monitor to evaluate potential Native American-related cultural resources, the AOC will support such assistance.</p>			
(CR-1) cont'd	<p>If construction operation personnel discover buried cultural resources such as chipped or ground stone or building foundations during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting archaeologist can assess the significance of the find. The archaeologist will evaluate the discovery, determine its significance, and provide proper management recommendations. Management actions may include scientific analysis and professional museum curation. Within three months of the completion of cultural resources monitoring activities, the qualified archaeologist shall summarize the resources in a report prepared to current professional standards.</p>	<p>If an archaeological monitor prepares management recommendations for a discovered resource, the monitor shall document completion of the management recommendations to the AOC's Project manager, construction inspector, and environmental analyst</p>	<p>AOC Project manager, construction inspector, and environmental analyst</p>	<p>During construction</p>
<b>Geology, Soils, and Seismicity</b>				
(GEO-1)	<p>The AOC will require its developer to retain a qualified paleontologist who shall inform all construction excavation operations personnel of the Project's paleontological resource mitigation measures prior to any earth-disturbing</p>	<p>Incorporate paleontological resources protection measures into Project's contract specifications</p>	<p>AOC Project manager</p>	<p>During preparation of contract specifications</p>

Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
<p>activities and provide instruction to recognize paleontological artifacts, features, or deposits. Personnel working on the Project will not collect paleontological resources. The qualified paleontologist will be present for pre-construction meetings and any Project-related excavations in undisturbed marine sediments of the upper Pleistocene Bay Point Formation and/or middle Pleistocene "upper Broadway" and "lower Broadway" formations, as well as where over-excavation of any thin veneer of younger alluvial sediments with Pleistocene marine sediments in the subsurface. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain or yield fossil resources.</p> <p>Prior to construction, the qualified paleontologist shall submit a paleontological resources management plan to the AOC that outlines the procedures that the AOC and construction personnel will follow if personnel discover paleontological resources during excavation operations. Monitoring of excavation and trenching activities shall occur in areas that the qualified paleontologist or paleontological monitor determines are likely to yield paleontological resources.</p> <p>If construction operations personnel discover buried paleontological resources during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting paleontologist can assess the significance of the find. The paleontologist will evaluate the discovery, determine its significance, and provide proper management</p>	<p>Document incorporation of paleontological resources into Project's contract specifications to AOC's environmental analyst</p> <p>Ensure that applicable measures are implemented</p> <p>If the paleontological resources monitor prepares management recommendations for a discovered resource, the monitor shall document completion of the management recommendations to the AOC's Project manager, construction inspector, and environmental analyst</p>	<p>AOC Project manager</p> <p>AOC construction inspector</p> <p>AOC Project manager, construction inspector, and environmental analyst</p>	<p>Prior to completion of contract specifications</p> <p>During construction</p> <p>During construction</p>

Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
<p>recommendations. Management actions may include scientific analysis and professional museum curation.</p> <p>The qualified paleontologist shall summarize the resources in a report prepared to current professional standards.</p>			
<b>Hazards and Hazardous Materials</b>			
(HAZ-1)	<p>Prior to grading or construction on the Project site, the AOC shall excavate the area approximately 20 feet west of Monitoring Well 1 evidence of an underground storage tank. If an underground storage tank is found, the AOC shall remove the tank under permit and inspection of the County of San Diego Department of Environmental Health, Underground Storage Tank Program.</p>	<p>Incorporate hazardous materials measures into Project's contract specifications</p> <p>Document incorporation of hazardous materials measures into Project's contract specifications to AOC's environmental analyst</p>	<p>During preparation of contract specifications</p> <p>Prior to completion of contract specifications</p>
<b>Noise</b>			
(NOI-1)	<p>Prior to site mobilization, the following shall be demonstrated to the AOC and noted on construction bid documents:</p>	<p>Ensure that applicable measures are enforced during excavation</p> <p>Incorporate noise measures into Project's contract specifications and construction bid documents</p>	<p>During excavation</p> <p>During preparation of contract specifications and construction bid documents</p>

Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
<p>All construction equipment shall have properly operating and maintained mufflers and other State-required noise attenuation devices;</p> <p>The AOC's construction contractor shall post notices, legible at a distance of 50 feet, at the Project construction site. All notices shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints;</p> <p>The AOC's construction contractor shall designate a Noise Disturbance Coordinator and make the coordinator responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall immediately determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint; and,</p> <p>Where feasible during construction, the construction contractor shall place stationary construction equipment in locations where the emitted noise is away from sensitive noise receivers.</p>	<p>Document incorporation of noise reduction measures into Project's contract specifications and construction bid documents to AOC's environmental analyst</p> <p>Ensure that applicable measures are enforced during excavation</p>	<p>AOC Project manager</p> <p>AOC construction inspector</p>	<p>Prior to completion of contract specifications and construction bid documents</p> <p>During construction</p>

DCPC letterhead please

**DOWNTOWN COMMUNITY PLANNING COUNCIL  
MINUTES OF THE MEETING OF May 15, 2019  
(corrected and approved DCPC meeting 06.19.2019)**

**Call to Order:** Chair Rosenbaum @ 5:30 pm.

**1. Roll Call:** Blair noted that 22 of 24 members were present, constituting a quorum.

**Members Present @ Call to Order (22):** Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Swearingen, Wery, Wilson-Ramon

**Late Arrival: none**

**Members Absent (2):** Nauta, Theisen

**Early Departure:** Clark departed early – absence noted items 9-11, 13 below)

**Noted:** Orabone, Colin joined board meeting from public subsequent to Item 7. Elections.

**2. Approval of April 17, 2019 Meeting Minutes**

**Motion:** Approve April 17, 2019 Meeting Minutes

*In favor (21), opposed (0), Abstain (1) Swearingen, Recuse (0)*

**3. Public Comments on Non-Agenda Items –**

None

**4. Elected Representative Comments:**

- District 3 (Elliott) Councilmember Chris Ward–
  - Scooters: 5.14.2019 City Council 2<sup>nd</sup> Reading. Effective in 30 days – enforcement of parking in corals.
  - Budget: Scooter registration moneys will go to Mobility budget. Use includes coral painting, enforcement
  - Downtown Park Ranger: remains under discussion
  - City Council Meeting 5.20.19 is anticipated to include vote on Horton Plaza deed restrictions, Stockdale proposed plans
  - DCPC member Questions/Suggestions: (Lackman) Clarify Scooter Enforcement. Response: TBD.
- CA 78th Assembly District (Soriano) Assemblyperson Todd Gloria
  - Appropriations work ongoing
  - Bills: AB1154 (Gloria) deed surplus property to affordable housing (to non profit). Ex Parking garage on Front Street.
  - AB1413 – tax for transportation. Ex SANDAG – San Diego could be isolated for tax and benefit
  - DCPC member Questions/Suggestions: (Hunt) Does Gloria support Complete Street (yes)
  - (Pensabene) would letter of support be helpful (yes)

## 5. Chairperson's Report, Subcommittee Reports:

- **Chair (Rosenbaum):**
  - Starting process for Project Priorities. Thanks to all.
  - City Request. DCPC attendance at 12th code update. 1130 Thursday 5.23 Volunteer requested (none identified during meeting)
  - E-COW reminder Saturday 5.18.19 – reminder that attendance provides legal protection to DCPC board members
  - Expressed appreciation to Civic for new member training prior to meeting
- **Communications (Priver):**
  - Committee focus - DCPC promotion via print, tv radio, web, Government, HOAs, Community Groups
  - Considering alternatives for DCPC members to be given DCPC email addresses (to isolate from personal email if litigation)
  - Manny is looking a DCPC web site upgrades
  - Comment (Rosenbaum) – Communications to help with transition due to Civic San Diego changes
- **Social Issues (Ball):**
  - Objectives being edited and to be returned
  - In response to member (Blair) – Monica clarified that members should refer housing questions to 211.
- **Pre Design (Barbano):**
  - Concern with flow of info after change in Civic San Diego status. Committee expressed concern with becoming “blind” due to ministerial processes bypassing DCPC.
  - Requested Chair to instruct City to clarify anticipated flow of project info. Ex 50 units, 100K sf, 5 stories tall, code change
  - Refer to anticipated 6.4 City Council meeting when draft ordinances will become available.
- **Public spaces (Gathey)**
  - Priority – Activate Mobility, Parks\_ Place Making
  - Coordinating with Park & Rec
  - Mobility Plan
  - Meet Quarterly
- **Operations, Budget & Finance Committee (Lachman)**
  - CIP / PFFP Analysis
  - (Rosenbaum) – Transitional Issues, communications, budget for meeting spaces and operational expenses
- **Bylaws, Reorganization & Elections (Perry):**
  - Meeting to be rescheduled

## Information

### 6. Project Updates ~ Brad Richter, Civic SD

- Bay City Brewing – approved with hours restrictions
- TR Produce, J Street – Approved alternate office use, 20 years
- Encourage attendance at 6.4.19 council meeting re Horton Plaza

**Consent Items - None**

**Action Items**

**7. DCPC Elections for Vacant Seats**

(Caroline Perry confirmed qualification Documents submitted)

- Bill Orabone, East Village North Business. - Unanimous consent
- Pablo Colin, East Village South Residential – Unanimous consent  
(both new members voted from this point forward)

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**8. Inmate Tunnel. Request for DCPC Support – Duane Hagewood, Carrier Johnson**

Presentation:

- Outstanding from new Courthouse due to funding at the time
- Under Union and Front – crosses fault line
- Will maintain open Front Street traffic lanes during construction
- Subterranean tunnel selected due to safety and flexibility with property
- Life and safety issue via Central Jail
- Work to begin Sep/Oct. 2019

Discussion:

- (Wery) Concern with impact on future high rises – restricted to one full level of parking below grade in area of tunnel
- (Pensabene) concern with vent noise – Reply – minimal except in case of fire
- (Barbano) future site contributed to research re tunnel site

Public Comment:

- (Gary Smith, DRG) urge letter of support – save money compared with busing.

Motion: (Lawson) - Move to support Recommendation in favor of Tunnel and provide letter of recommendation.

*2nd: DiFrancesca*

Motion passes In Favor: unanimous (24)

Opposed none

Abstain: none

Recuse: none:

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**9. Pinnacle on Park Alternative Interim uses – Nicole Pare (Civic SD)**

Presentation:

- 10 year CUP with opportunity for extension

Discussion:

- (Orabone) Recommends NTE 10 year CUP
- (Hunt) concern with no discussion of stop sign (safety) Response – Island, 15<sup>th</sup> is non active intersection. Intent is to Activate street, neighborhood.
- (Wery) requested clarification of “Active”.
- (Pensabene) – will take a little time to activate 15<sup>th</sup> Street

Public Comment:

- (Gary Smith, DRG) – 10 year plus 10 year is reasonable approach
- (Dora (EVA)) – support liveable urban village, enhanced pedestrian park opportunities
- (Dennis LaSalle, Pinnacle) – purpose is to activate leasing office, process permit – activate, build out as neighborhood matures then Activate Immediately.

Motion: (Baker) - Move to support staff recommendation in favor of CUP

*2nd: Pensabene*

Motion passes In Favor: (21)

Opposed none

Abstain: none

Recuse: Colin:

Absent: Clark, Perry

### **10. Fifth & Ash Suites – James Alexander (Civic SD)**

Presentation:

- Fully Automatic Parking – reduce to 1 ½ level
- Modest other changes since last presented
- Switches suites to hotel rooms

Discussion:

- none

Public Comment:

- (Gary Smith, DRG) DRG favors project. Favors robotic parking. Some concern with stairs

Motion: (Wilson-Ramon) Move to support staff recommendation in favor of project as attribute to neighborhood.

*2nd: Lachman*

Motion passes In Favor: (22)

Opposed none

Abstain: none

Recuse: none:

Absent: Clark, Perry

### **11. EV 9th & Island – James Alexander (Civic SD)**

Presentation:

- 40 offsite parking spaces
- Operate to 11/12 pm or 30 minutes after Petco Park Event
- One outstanding issue anticipated to be resolved
- (Owner/Architect) – rooftop will be amenity to neighborhood
- (Jeff Short – Ex VP J Street Hospitality) –
  - Same hours as Courtyard
  - Zero compliance issues
  - No live music, DJ, Dancing
  - Meet noise restrictions 10pm-7am
  - Supportive of 11 pm Sunday-Thursday, 12pm Friday Saturday

Discussion:

- (Lawson) confirmed matching other business hours in surrounding neighborhood

- (Pensabene) expressed concern with parking
- (Barbano) concern with blank wall – add glazing, wrap

Public Comment:

- (Gary Smith, DRG) looks better than Federal Jail but – noise travels from tops of buildings. Recognized that hours are compatible with residential neighborhood

Motion: (Baker) Move to support staff recommendation but not requiring back elevation revisions. Noted that it is surrounded by other venues with like hours.

*2nd: DiFrancesca*

Motion passes In Favor: (16)

Opposed (3) Hunt, Link, Orabone

Abstain: none

Recuse: none:

Absent: (5) Clark, Lawson, Perry, Priver, Swearingen

## 12. 777 Beech – James Alexander (Civic SD)

Presentation:

- **(Safdie Rabines, Architects) comparing with prior submission**
  - **Smaller number of units, more square footage**
  - **“modern version” of El Cortez**
  - **Live/Work units can be used as retail space**
- **(Brad Richter) re settlement agreement – it is a private issue, no update**

Discussion:

- (Hunt) question re bike parking – reply 21 spaces on 8<sup>th</sup> street side
- (Dion) concern with handicap access – reply confirmed access

Public Comment:

- (Gary Smith, DRG) Lack of commercial space – DRG recommends not approve
- (Terry Sherer, organized presentation El Cortez owner with slides) opposed
- Owner/Residents
  - (Tara) neutral opinion compliment livework space, concern with street level patio attracting clutter
  - (Stash) opposed. El Cortez is historical site, structural issues with parking garages, impede downtown skyline
  - (Brey) opposed – plan is a disaster, disappointment
  - (Casey) opposed – will destroy pool and patio
  - (Collier) opposed noise due to increase in dwelling units, underground parking excavation, balconies are a distraction from El Cortez
  - (LC Cline, neighborhood property owner) opposed – no commercial retail, Exhaust fans close to El Cortez
  - (Murphy) opposed – closeness, exhaust, pet area, overshadows, not enough bike storage, need commercial space
  - (Kerendum – SD Developer) – opposed to design. El Cortez is iconic building, should not compete – needs to be smaller, closeness detracts
  - (Monique) opposed – detracts from essence of neighborhood

Motion: (Pensabene) Move to oppose staff recommendation

*2nd: Hunt*

*DCPC Board in support/opposed to motion:*

- *(Hunt) we need to show respect for community, research more retail, not opposed to housing but need respect for community*
- *(Blair) requested of Brad re subdivision, historical – reply in 2000 formed 2 lots*
- *(Lawson) support – disingenuous due to lack of recognition of community, board, historical context*
- *(Lackman) looks great except next to El Cortez*
- *(Barbano) support – setbacks missing all four sides*
- *(Swearingen) support – doesn't belong next to El Cortez*
- *(Baker) question to Brad re lawsuit – response – is a private lawsuit re development of property*
- *(Wery) support – access blocked.*
- *(Baker) support – not right to develop property – is incorrect solution*
- *(Blair) neutral – troubled by lack of consistency*

Motion passes - opposed to staff recommendation: (19)

Opposed: (5) Baler, Blair, Clark, Rosenbaum, Colin

Abstain: none

Recuse: none:

### **13. 220 W. Broadway – William Chopyk (Civic SD)**

Presentation:

- Noted that had favorable DCPC Pre Design review
- 431 units with 86 affordable
- (Tom Warren, Architects) noted that pouring concrete on 28<sup>th</sup> floor at Park & Market. 220 W Broadway is intended to include 8 levels office/retail.
- 15' taller than new courthouse
- Intent is to get started with demo asap (summer 2019)

Discussion:

- (Hunt) need bi-modal access. Response 117 bike parking spaces

Public Comment:

- (Gary Smith, DRG) – shared parking is a manageable solution, need mail and package delivery on first level, property is activated in all directions

Motion: (Dion) Move to support staff recommendation

*2nd: Wilson-Ramon*

Motion passes In Favor: unanimous (18)

Opposed none

Abstain: none

Recuse: none:

Absent: (6) Clark, Lawson, Perry, Priver, Swearingen, Colin

### **Miscellaneous**

#### **14. Potential Agenda Items and Member Comments - none**

#### **15. Urgent non-agenda item:**

- Downtown Park Ranger. Motion (Gatley) Second (Wilson-Ramon) – Requests DCPC send letter of support for Park Ranger – unanimously approved
- AB1164 – Motion (Wilson-Ramon) Second (Barbano) – DCPC send letter of support making surplus buildings available for affordable housing – unanimously approved
- (Barbano) recommends letter to Planning Committee and City Council for Amendment that requires submissions to DCPC

**Adjournment 9:05**



**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

**Approval Type:** Check appropriate box for type of approval(s) requested: Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** Courthouse Commons Tunnel **Project No. For City Use Only:** 634065

**Project Address:** Public ROW adjacent to 1173 Front Street

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual  A political subdivision of the State of California

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: County of San Diego  Owner  Tenant/Lessee  Successor Agency

Street Address: 5580 Overland Drive, Suite 410

City: San Diego State: CA Zip: 92123

Phone No.: 858-694-2527 Fax No.: \_\_\_\_\_ Email: marko.medved@sdcounty.ca.gov

Signature: [Signature] Date: 29 MAR 2019

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Holland Acquisition Co., LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 5000 E Spring Street Suite 500

City: Long Beach State: CA Zip: 90815

Phone No.: 562-285-5300 Fax No.: \_\_\_\_\_ Email: bscherzter@hollandpartnersgroup.com

Signature: [Signature] Date: 3/13/19

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
Upon request, this information is available in alternative formats for persons with disabilities

**Ownership Disclosure Member List – Project No. 634065**

**Holland Partner Group (Clyde Holland Partners, LLC)**

Clyde Holland, Jr.

**Holland Acquisition Co., LLC**

Clyde Holland, Jr.

**Holland Partner Group Management, Inc.**

Clyde Holland, Jr.

Rena Holland

Judy Schneider

Mark Bates

Craig Parker

Josh Lloyd

Greg Thomas

Walter Armer

Brenner Daniels

Thomas Parsons

John Wayland

Thomas Warren

Joel Kaplan

**County of San Diego**

Marko Medved, General Services Director

Nicole Alejandre

Charley Marchesano

# COURTHOUSE COMMONS TUNNEL

San Diego Central Jail

Site Development Permit

## Sheet Index

- T1 Cover Sheet
- C1 Civil Site Plan
- A1 Floor Plan Level B3
- A2 Floor Plan Level B2
- A3 Floor Plan Level B1
- A4 Floor Plan Level 1
- A5 Building Sections

## Development Summary

**Narrative**  
SDP for a 10,260 s.f. transportation tunnel that connects the existing San Diego County Jail (1173 Front Street) and the newly constructed San Diego Central Courthouse (1100 Union St.). Tunnel will be located within the ROW at Front and Union street see vicinity map for add'l information.

All Excavation for the tunnel will occur near loading dock entrance to the San Diego County Jail at Front Street.

**Legal Description**  
Public ROW

**Type Of Construction**  
Type IA

**Occupancy Classification**  
I-3 (Per CBC)

**Zoning Designation**  
CCPD-PC

**Gross Site Area**  
Site area is not specific and includes PROW. See Civil Drawings for additional information. Structure area is 10,260 s.f.

**A.P.N.**  
S.D. Central Jail (Adjacent) 533-436-0300  
Middle Block (Subterranean) 533-517-0300, 533-517-0400

**Existing Use**  
None

**Proposed Use**  
Institutional (I-3)

**Year Construction**  
N/A

## Project Team

**Owner**  
Holland Partner Group

**Applicant**  
Holland Partner Group  
5000 E. Spring St., Suite 500  
Long Beach, CA 90815

**Contact:**  
Brent Schertzer  
p. 760.522.9954

**Architect**  
Carrier Johnson + CULTURE  
1301 Third Avenue,  
San Diego, CA 92101

**Contact:**  
Duane Hagewood  
p 619.239.2353 ext 495

**Civil Engineer**  
701 B Street, Suite 800,  
San Diego, CA 92101

**Contact:**  
Mark Kestel  
p 619.881.2558

**Geotech**  
Kleinfelder  
550 West C Street, Suite 1200  
San Diego, CA 92101

**Contact:**  
Robert A. Torres, P.E.  
p 619.831.4531



VICINITY MAP (NTS)

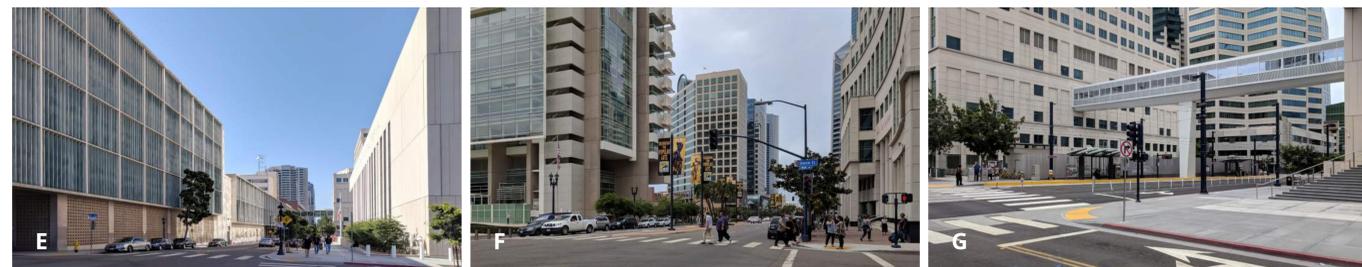


PHOTO SURVEY (NTS)

ISSUES:

1ST SUBMITTAL	03/07/2019
2ND SUBMITTAL	06/13/2019
3RD SUBMITTAL	07/25/2019
4TH SUBMITTAL	08/30/2019
5TH SUBMITTAL	09/19/2019

## COURTHOUSE COMMONS TUNNEL

Site Development Permit  
Project #634065  
Fifth Submittal 09/19/2019

carrierjohnson + CULTURE  
architecture + environments + brand strategy + graphics

185 west f street, suite 500, san diego ca 92101  
phone 619.239.2353 fax 619.239.6227

PROJECT NO:	5918
FILENAME:	
DESIGNED BY:	DLH
CHECKED BY:	DLH
PLOT DATE:	8/29/19
TITLE:	

TITLE SHEET

DRAWING NO:

T1

GENERAL NOTE:

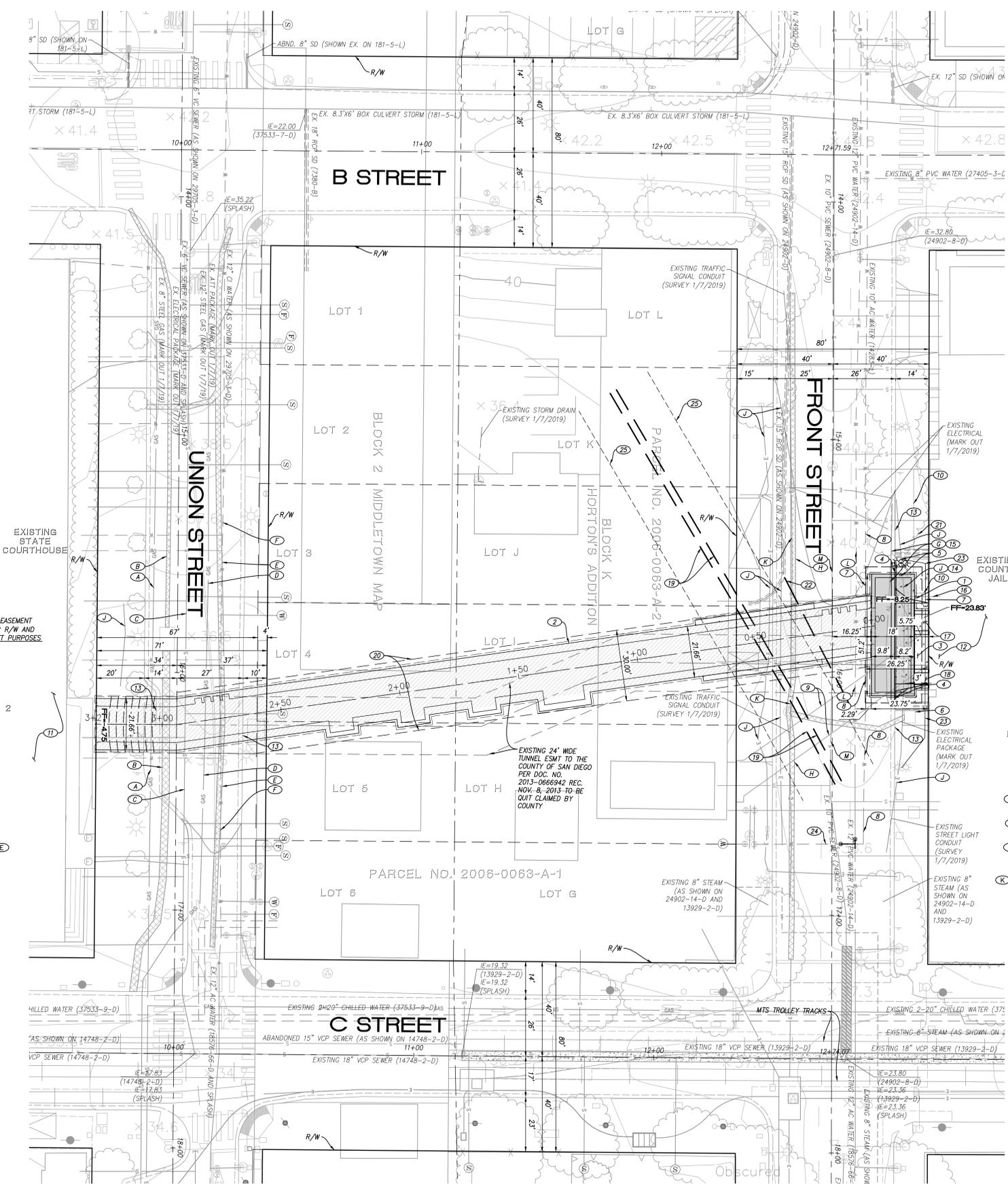
- TO COVER THE WORK WITHIN THE CITY OF SAN DIEGO'S PUBLIC RIGHT-OF-WAY (SHOWN ON THIS SHEET C.1.0)
- TWO SEPARATE PLAN SETS ARE BEING PROCESSED THROUGH THE CITY OF SAN DIEGO'S ENGINEERING DEPARTMENT AS FOLLOWS:
  - PUBLIC IMPROVEMENT/GRADING/SHORING PLAN SET (41349-D)
  - DEWATERING CONSTRUCTION PLAN (APPROVAL NUMBER 2323067)

KEY NOTES:

- PROPOSED TRANSFER STRUCTURE BY OTHERS
- PROPOSED TUNNEL (CONSTRUCTED BY SEQUENTIAL EXCAVATION METHOD) BY OTHERS
- EXISTING 34' DRIVEWAY TO BE REMOVED AND REPLACED PER SEPARATE CITY OF SAN DIEGO GRADING/SHORING/IMPROVEMENT PLAN SET (41349-D)
- EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED PER SEPARATE CITY OF SAN DIEGO GRADING/SHORING/IMPROVEMENT PLAN SET (41349-D)
- EXISTING STREET LIGHT TO BE REMOVED PER SEPARATE CITY OF SAN DIEGO CONSTRUCTION PLAN P15# 640513 AND RELOCATED PER SEPARATE CITY OF SAN DIEGO GRADING/SHORING/IMPROVEMENT PLAN SET (41349-D)
- EXISTING SDG&E VAULT TO REMAIN. PROTECT IN PLACE.
- PROPOSED LIMITS OF TEMPORARY SHORING FOR TRANSFER STRUCTURE PER SEPARATE CITY OF SAN DIEGO GRADING/SHORING/IMPROVEMENT PLAN SET (41349-D)
- EXISTING 10" AC WATER MAIN TO BE ABANDONED PER SEPARATE CITY OF SAN DIEGO CONSTRUCTION PLAN P15# 640513. SEE ALSO KEY NOTE 24.
- EXISTING OVERHEAD PEDESTRIAN BRIDGE TO BE DEMOLISHED BY OTHERS
- EXISTING OVERHEAD AWNING TO REMAIN
- EXISTING STATE COURTHOUSE
- EXISTING SAN DIEGO CENTRAL JAIL
- EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN
- EXISTING STREET LIGHT CONDUIT TO BE RELOCATED PER SEPARATE CITY OF SAN DIEGO CONSTRUCTION PLAN P15# 640513
- EXISTING TV LINE TO BE RELOCATED BY OTHERS
- ABANDONED SEWER LATERAL TO BE REMOVED AS NECESSARY
- PROPOSED SUBTERRANEAN CONNECTION BETWEEN PROPOSED TRANSFER STRUCTURE AND EXISTING CENTRAL JAIL BY OTHERS
- PROPOSED HVAC CONNECTION BETWEEN PROPOSED TRANSFER STRUCTURE AND EXISTING CENTRAL JAIL BY OTHERS
- EXISTING ACTIVE FAULT LINE PER KLEINFELDER RECEIVED VIA EMAIL FROM CARRIER JOHNSON ON 8/28/19
- PROPOSED 30'-52.6" WIDE EASEMENT FOR THE PROPOSED TUNNEL TO BE PROCESSED BY THE DEVELOPER ON BEHALF OF THE COUNTY
- EXISTING TREE TO REMAIN. PROTECT IN PLACE.
- PROPOSED POTENTIAL REALIGNMENT OF EXISTING STREET LIGHT CONDUIT PER SEPARATE CITY OF SAN DIEGO CONSTRUCTION PLAN P15# 640513
- EXISTING 10" WATER LATERAL TO BE CONNECTED TO EXISTING 12" PVC WATER MAIN PER SEPARATE CITY OF SAN DIEGO CONSTRUCTION PLAN P15# 640513. SEE ALSO KEY NOTE 8.
- EXISTING FAULT SETBACK ZONE PER KLEINFELDER RECEIVED VIA EMAIL FROM CARRIER JOHNSON ON 8/28/19

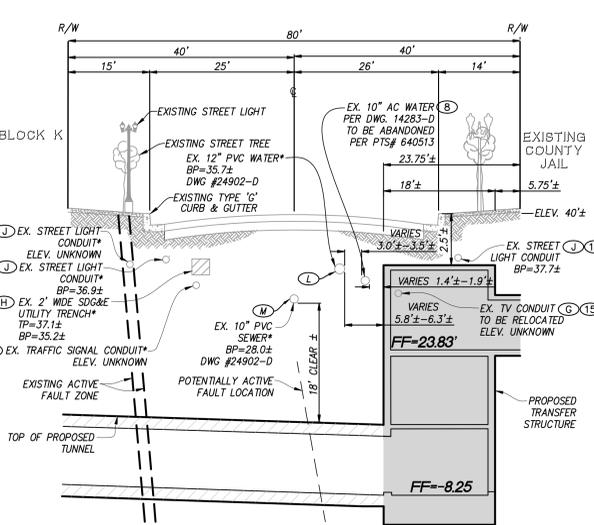
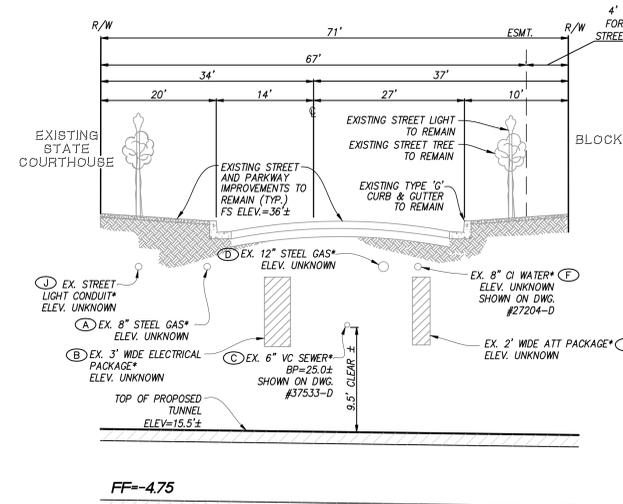
EXISTING UTILITY KEY NOTES:

- A EXISTING 8" STEEL GAS MAIN
- B EXISTING 3" WIDE ELECTRICAL PACKAGE
- C EXISTING 6" VC SEWER MAIN
- D EXISTING 12" STEEL GAS MAIN
- E EXISTING 2" WIDE ATT PACKAGE
- F EXISTING 8" CI WATER MAIN
- G EXISTING TV CONDUIT
- H EXISTING 2" WIDE SDG&E UTILITY TRENCH
- I EXISTING STREET LIGHT CONDUIT
- J EXISTING TRAFFIC SIGNAL CONDUIT
- K EXISTING 12" PVC WATER MAIN
- L EXISTING 10" PVC SEWER MAIN



NOTE:  
NO TREES WILL BE REMOVED, REPLACED, OR ADDED AS A PART OF THIS PROJECT

NOTE:  
THE TUNNEL AND TRANSFER STRUCTURE FINISHED FLOOR ELEVATION SHOWN ON THIS PLAN WAS OBTAINED FROM SECTION DIMENSIONS RECEIVED FROM CARRIER JOHNSON VIA EMAIL DATED 2/27/2019. FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHOULD REFER TO THE SECTION DIMENSIONS IN COMBINATION WITH THE TUNNEL PLAN FOR THE EXACT FINISHED FLOOR ELEVATIONS AND LAYOUT. FOR EXACT FOOTING AND SLAB EXCAVATION DEPTHS BEYOND THE FINISHED FLOOR ELEVATIONS, THE CONTRACTOR SHOULD ALSO REFER TO THE TUNNEL PLAN.



**TOPOGRAPHY**  
TOPOGRAPHY SHOWN ON THIS SITE PLAN IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS IN AUGUST 2018

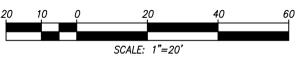
**BENCHMARK**  
A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF C STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK.  
ELEVATION: 41.581 - N.G.V.D 29

**PROJECT TEAM**  
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS (619) 235-6471  
ARCHITECT: CARRIER JOHNSON (619) 239-6227

**LEGEND:**  
[Symbol] PROPOSED TRANSFER STRUCTURE BY OTHERS  
[Symbol] PROPOSED TUNNEL BY OTHERS

**ASSESSOR'S PARCEL NUMBER**  
APN 535-517-01

**GRADING QUANTITY**  
GRADED AREA: .017 AC  
CUT QUANTITIES: 3,000 CY  
FILL QUANTITIES: 0 CY  
EXPORT: 3,000 CY  
MAX. CUT DEPTH: .53 FT  
MAX. CUT SLOPE RATIO (2:1MAX): N/A  
MAX. FILL DEPTH: N/A  
MAX. FILL SLOPE RATIO (2:1MAX): N/A  
QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT INCLUDE SHRINKAGE AND BULKING FACTORS.  
THIS PROJECT PROPOSES EXPORT OF 3,000 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



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ISSUES:

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2ND SUBMITTAL	06/13/2019
3RD SUBMITTAL	07/25/2019
4TH SUBMITTAL	08/30/2019
5TH SUBMITTAL	09/19/2019

PROJECT NO:  
919.00

FILENAME:

DESIGNED BY: CHECKED BY:  
CAD DLH

PLOT DATE:  
9/19/19

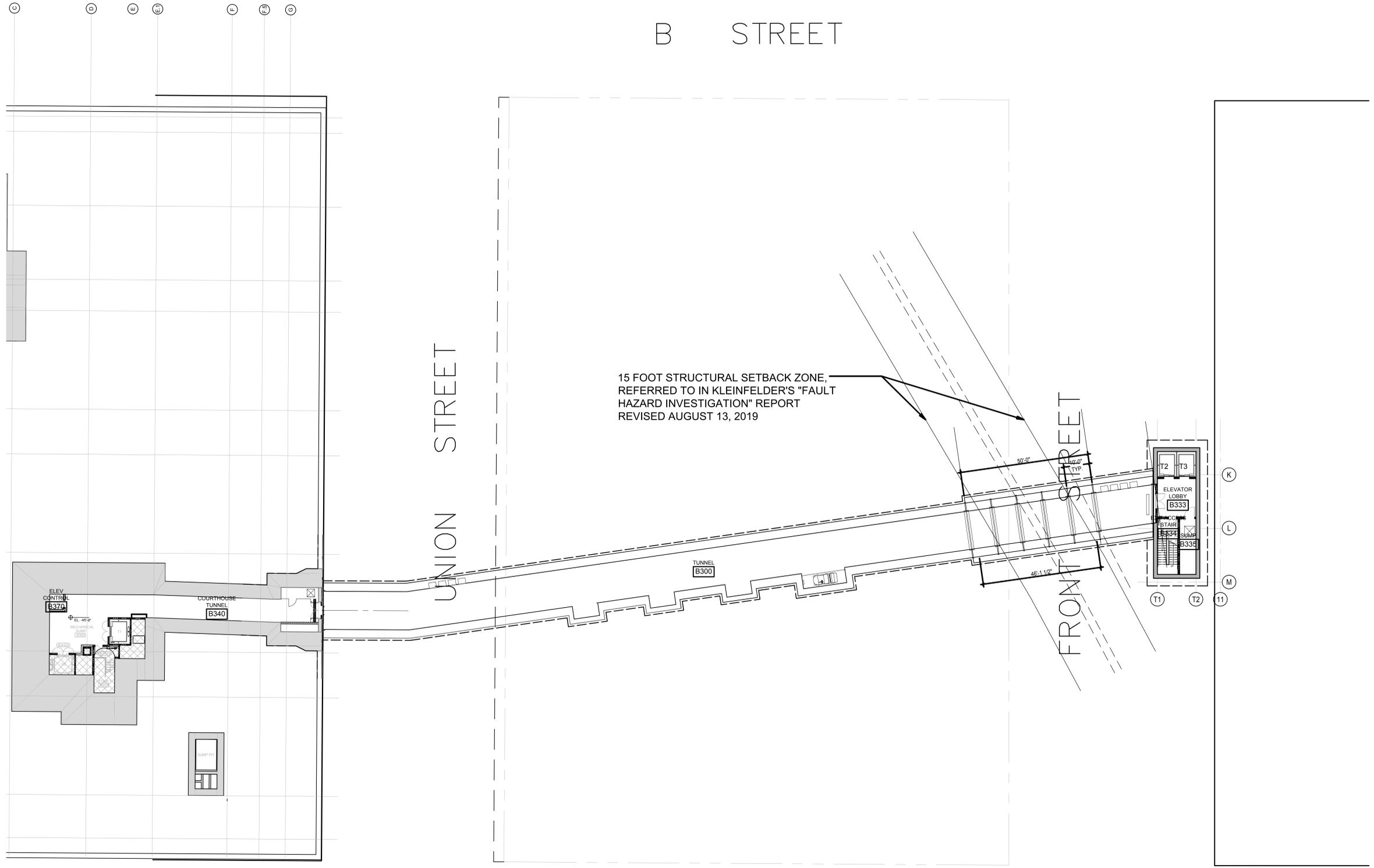
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TUNNEL LEVEL  
FLOOR PLAN

DRAWING NO:

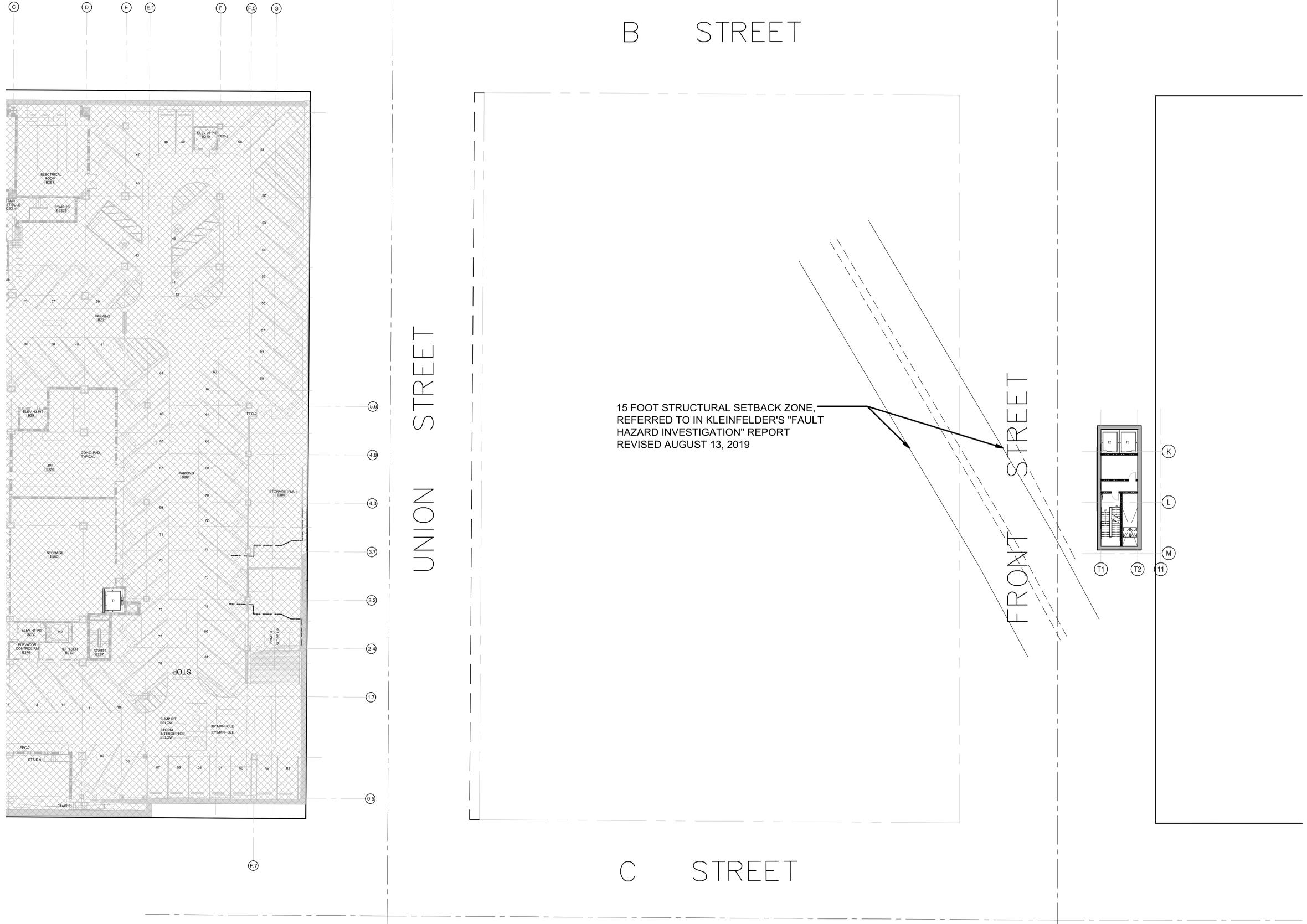
A1

Tunnel Level  
SCALE: 1/16" = 1'-0" 1/A1



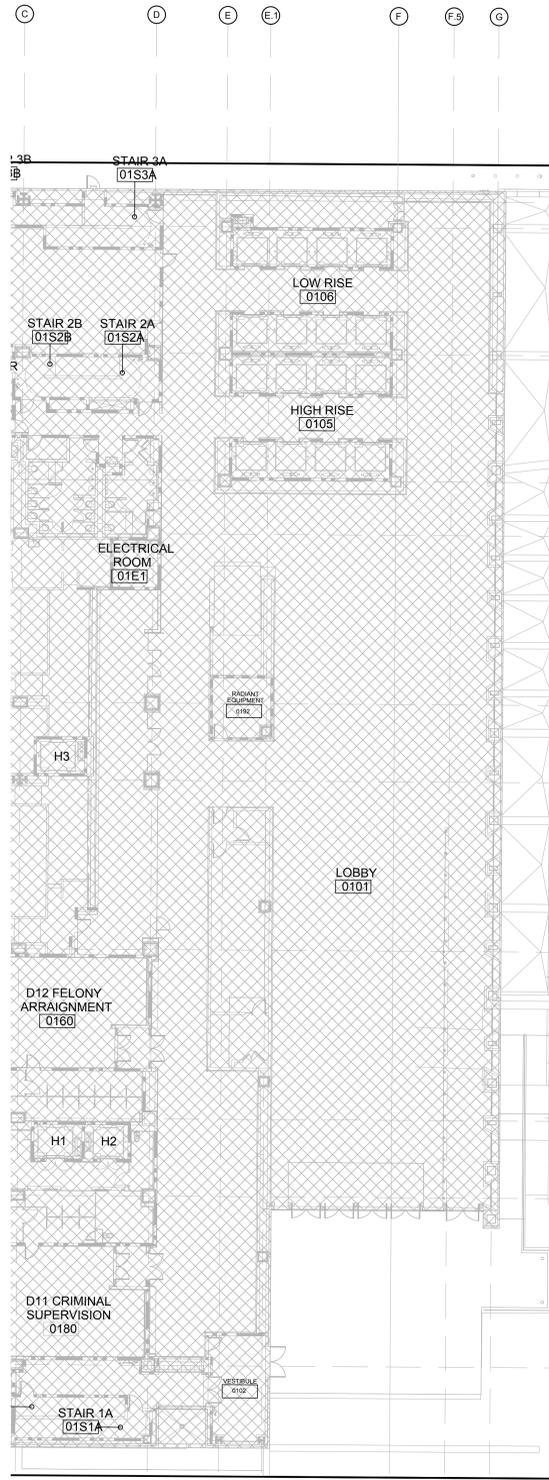
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Intermediate Level 1  
SCALE: 1/16" = 1'-0" A2



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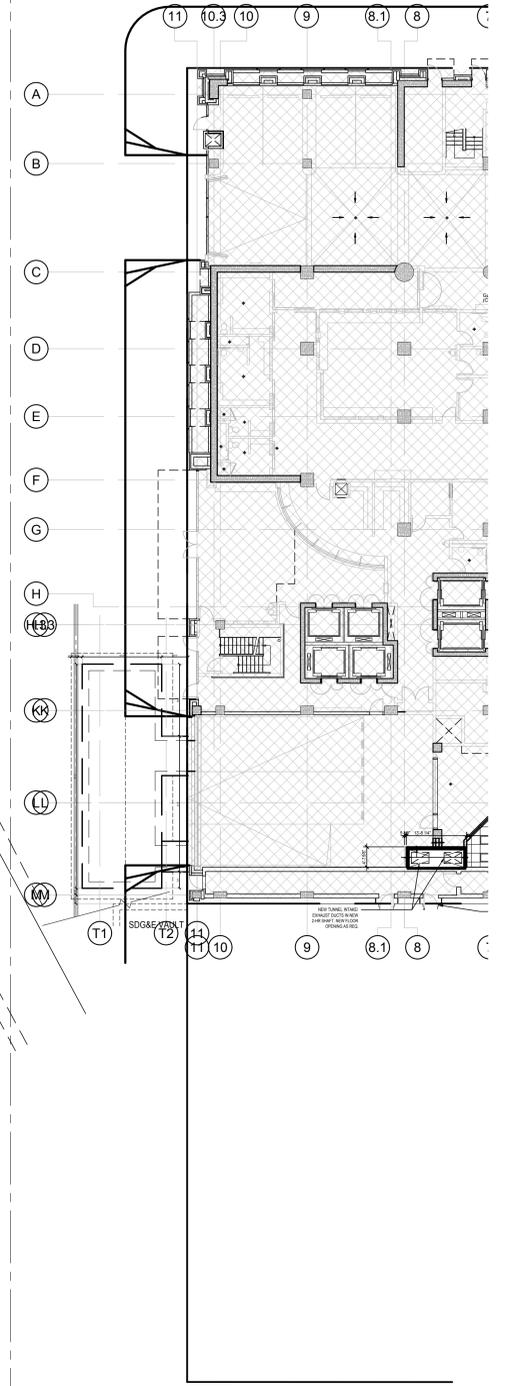
UNION STREET

B STREET

C STREET

FRONT STREET

15 FOOT STRUCTURAL SETBACK ZONE,  
REFERRED TO IN KLEINFELDER'S "FAULT  
HAZARD INVESTIGATION" REPORT  
REVISED AUGUST 13, 2019





ISSUES:

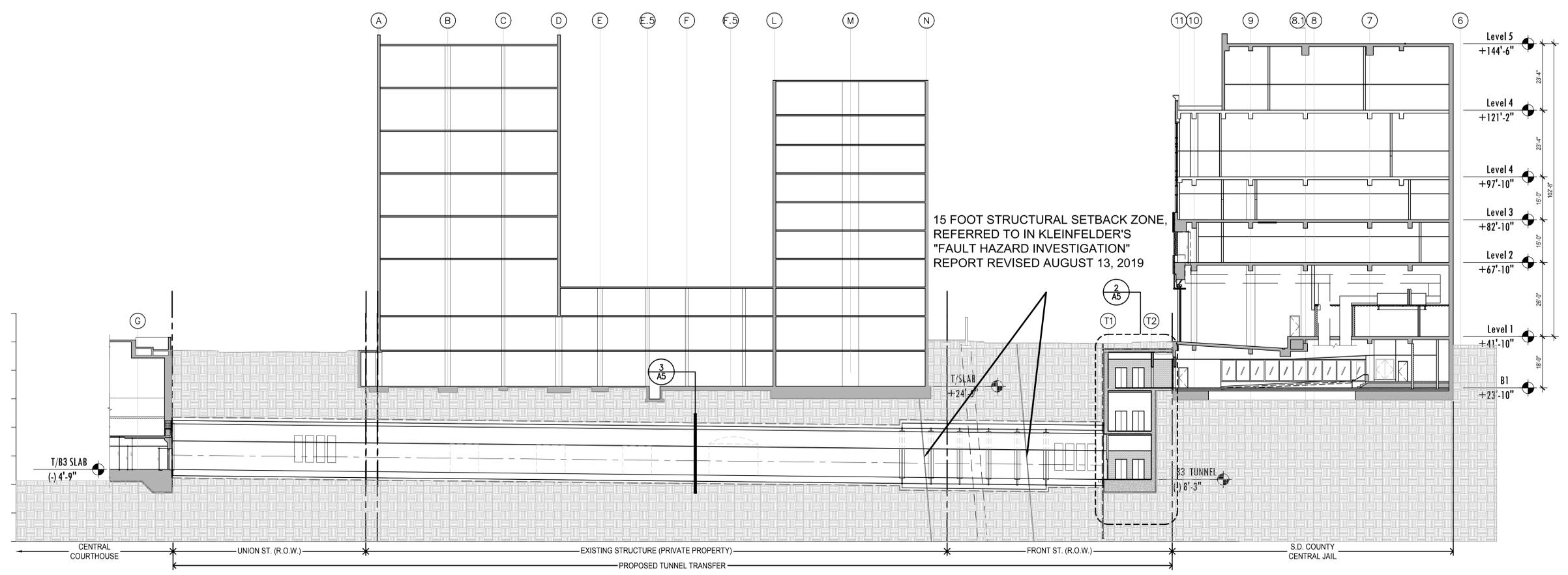
1ST SUBMITTAL	03/07/2019
2ND SUBMITTAL	06/13/2019
3RD SUBMITTAL	07/25/2019
4TH SUBMITTAL	08/30/2019
5TH SUBMITTAL	09/19/2019

PROJECT NO:  
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 DESIGNED BY:    CHECKED BY:  
 CAD            DLH  
 PLOT DATE:  
 9/19/19  
 TITLE:

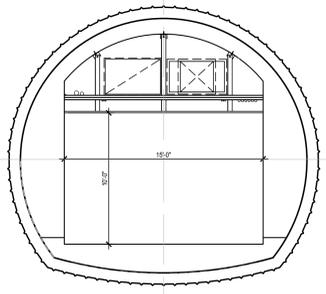
**BUILDING  
 SECTIONS**

DRAWING NO:

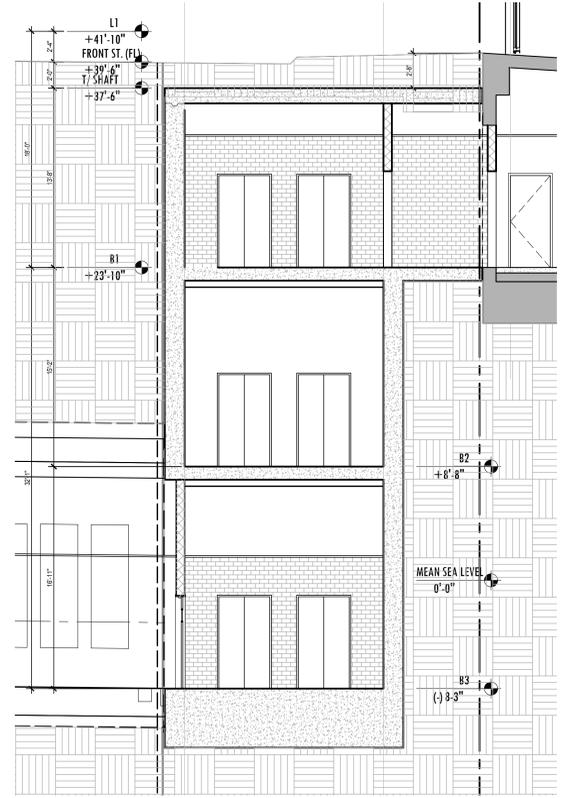
**A5**



**Tunnel Section**  
 SCALE: 1/16" = 1'-0"    1/A5



**Tunnel Cross Section**  
 SCALE: 3/16" = 1'-0"    3/A5



**Transfer Shaft Section**  
 SCALE: 3/16" = 1'-0"    2/A5

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185 west f street, suite 600, san diego ca 92101  
 phone 619.239.2363 fax 619.239.6227