



THE CITY OF SAN DIEGO

## Report to the Planning Commission

**DATE ISSUED:** August 19, 2020 **REPORT No.** PC 20-055

**MEETING DATE:** September 10, 2020

**SUBJECT:** Tailgate Park Land Use Amendments and Rezone – proposed amendments to the General Plan, Downtown Community Plan, Centre City Planned District Ordinance, Local Coastal Program and Rezone of the Two Blocks bound by Imperial Avenue and 13<sup>th</sup>, K and 14<sup>th</sup> streets – East Village Neighborhood of the Downtown Community Plan area

**PROJECT NUMBER:** N/A

**OWNER/APPLICANT:** City of San Diego

### **SUMMARY:**

**Issue:** Should the Planning Commission recommend certification of the Seventh Addendum and approval of the land use amendments and rezoning of the of the 2.8 acre, two-block site bounded by Imperial Avenue and 13<sup>th</sup>, K and 14<sup>th</sup> streets (“Site”) in the East Village neighborhood of the Downtown Community Plan (DCP) area (“Downtown”)?

**Staff Recommendation:** RECOMMEND CERTIFICATION of the Seventh Addendum and APPROVAL of the land use plan amendments and rezoning.

### **City Strategic Plan Goal and Objectives:**

#2. Work in partnership with all our communities to achieve safe and livable neighborhoods.

**Community Planning Group Recommendation:** The Downtown Community Planning Council (DCPC) voted 19-0-1 on August 19, 2020 to recommend approval of the land use amendments and rezone.

**Community Plan Amendment Initiation:** The Planning Commission voted 5-0-2 on January 30, 2020 to initiate the amendments for the Site (Attachment 5).

**Environmental Review:** The California Environmental Quality Act (CEQA) and Environmental Policy Section of the Planning Department has prepared the Seventh Addendum to the 2006 Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (“Seventh Addendum”) (Attachment 6) in accordance with CEQA Guidelines Section 15164. Implementation of this project’s actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified FEIR for the San Diego Downtown Community Plan (SCH No. 2003041001).

**Fiscal Impact:** None with this action.

**Housing Impact Statement:** Under the current and proposed zoning, the Site could be developed with high-intensity residential projects and/or a variety of commercial uses. There are no density limits on the Site, and floor area ratio (FAR) limits would allow the high-intensity developments envisioned in the DCP for this area.

## **BACKGROUND**

Tailgate Park is a 5.25 acre, four-block property located in the southeast quadrant of the East Village neighborhood bounded by Imperial and 12<sup>th</sup> avenues, K and 14<sup>th</sup> streets. Tailgate Park serves as a 1,060 space surface parking lot for ballgames at Petco Park and general parking for the neighborhood, Convention Center, and special events which occur in the neighborhood. Tailgate Park is owned by the City of San Diego ("City") and is operated by the San Diego Padres under a long-term lease that expires in 2043. Under the terms of the lease, the City may cause the property to be redeveloped under certain terms.

On December 16, 2019, the City issued a Request for Qualifications (RFQ) seeking development teams interested in developing the Tailgate Park property, named "East Village Quarter". From these submittals, the City established a short list of qualified developers and issued a Request for Proposal (RFP) to this short list for specific development proposals for the property. The City received two proposals which the City is currently evaluating, which will result in a recommendation to the City Council to enter into an Exclusive Negotiation Agreement (ENA) by the end of this year for the disposition of the property. The City is seeking a signature mixed-use, transit-oriented development that maximizes the property's potential and financial return to the City and one which compliments the goals and vision of the DCP for East Village.

While the City was discussing the potential redevelopment of the site, the existing zoning of the site was evaluated. Currently, the four blocks of Tailgate Park are located within two land use districts, three overlay districts, and two floor area ratio (FAR) limits as shown in the chart below.

	Zone	Overlay Zone	Minimum FAR	Maximum Base FAR	Maximum FAR
NW Block	Ballpark Mixed Use	Large Floorplate/ Park Sun Access	4.0	6.5	6.5*
SW Block	Ballpark Mixed Use	Large Floorplate	4.0	6.5	6.5*
NE Block	Mixed Commercial	Fine Grain/ Park Sun Access	2.0	3.0	10.0
SE Block	Mixed Commercial	Large Floorplate	2.0	3.0	10.0

\*Potential Increase through Ballpark FAR Transfer

Both land use districts permit the same range of uses, from residential to office, retail, and similar employment uses. The following describes the three Overlay Districts:  
 Large Floorplate – allows bulkier buildings to accommodate employment uses  
 Fine Grain – encourages multiple designs on same block to create fine grain texture

Park Sun Access – limits building heights at northern end of these blocks to 365–500 feet above grade to ensure year-round sun access to Fault Line Park located to the northeast.

In order to facilitate a proper redevelopment of the four blocks, as they will likely be developed under a single development plan in the future, the City initiated consideration of amendments to the DCP and Centre City Planned District Ordinance (CCPDO) to have consistent zoning regulations for the four blocks. On January 15, 2020 the DCPC voted 15–2 to recommend initiation of the amendments and on January 30, 2020, the Planning Commission voted 5–0–2 to initiate the amendments (Attachment 5).

## DISCUSSION

The proposals would affect the eastern two blocks of Tailgate Park bounded by Imperial Avenue and 13<sup>th</sup>, 14<sup>th</sup>, and K streets (“Site”) as follows:

1. Amend the DCP land use designation for the Site from Mixed Commercial to Ballpark Mixed Use District (Attachments 2 and 3);
2. Amend the DCP land use overlay for the northern block of the Site from Fine Grain to Large Floorplate (Attachments 2 and 3);
3. Amend the floor area ratio (FAR) limits for the Site from Minimum FAR 2.0, Base Maximum FAR 3.0, Maximum FAR 10.0 to Minimum FAR 4.0; Maximum FAR 6.5, with the opportunity to increase the FAR on the Site through a Transfer of Development Rights (TDR) from the Petco Park site as may be approved by the City Council (Attachment 3).
4. Amend the CCPDO to reflect the amendments to the DCP (Attachment 4); and
5. Rezone the Site from Mixed Commercial to Ballpark Mixed Use.

It should be noted that the Park Sun Access Overlay, which applies to the northern two blocks of Tailgate Park and limits building heights to preserve sun access to the Fault Line Park located to the northeast, would remain in place.

The initiation of this amendment addressed General Plan Land Use and Community Planning (LUCP) Element Policy LU-D.10 which evaluated the three criteria listed in Resolution 5070-PC (Attachment 5). LUCP Policy LU-D.13 states that the following issues should be addressed in the consideration of the proposed amendment:

1. Level and diversity of community support – the amendments were supported by the DCPC by a vote of 19–0–1 on August 19, 2020. DCPC is Downtown’s recognized community planning group made up of property owners, business owners, and residents from throughout Downtown.
2. Appropriate size and boundary for the amendment site – the Site is two blocks that is part of a larger four-block Tailgate Park property for which the City is soliciting potential developers who will master plan the four blocks for redevelopment; therefore, the size of the amendment to bring uniform zoning regulations to the property is appropriate.
3. Provision of additional benefit to the community – the permitted uses in the existing and proposed zoning are essentially the same, but the proposed uniform zoning into the Ballpark Mixed-Use District will allow for the transfer of unused FAR within the Petco Park site to increase the Site’s FAR beyond the Maximum 6.5 FAR. The CCPDO allows for such transfers within the Ballpark Mixed-Use District as approved by the City Council. While this proposal would not increase the overall development potential for the East Village neighborhood, it would allow these two blocks to be eligible for

such a transfer similar to the western two blocks of Tailgate Park, allowing for a development project design for the Tailgate Park property. The proposed amendments would also bring the entire Tailgate Park property into the Large Floorplate Overlay designation, which allows larger floor plates and bulkier buildings at upper levels to accommodate employment uses. This will allow the design of commercial office buildings with larger floorplates to attract a wider range of tenants and therefore increase East Village's employment base consistent with the DCP.

4. Implementation of General Plan and community plan goals - LUCP Policy LU-A.1 states that Downtown should maintain and enhance its role as the major business center in the region and encourages its development as a major urban residential center. The General Plan seeks the largest concentration of high-density multi-family housing in the region and further intensification of employment uses. The East Village neighborhood is Downtown's largest neighborhood, and one that will experience the greatest amount of growth in meeting the DCP's goal of 46,000 residents and 39,000 workers for the neighborhood. The DCP envisions a vibrant, mixed-use community that will provide the jobs and housing consistent with the General Plan's vision for Downtown. DCP Goal 3.2-G-2 states "Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met." The proposed actions will facilitate high-intensity development of the Tailgate Park property consistent with these goals by fostering a high-intensity, mixed-use development.
5. Provision of public facilities - public utilities are existing in the Downtown community and any redevelopment of the site will be required to install all associated public improvements within public rights-of-way and will be required to upgrade any needed localized public utilities. Any proposed development will be reviewed to ensure it meets the goals, policies, and development standards of the DCP and the CCPDO.

#### CONCLUSION

Because the application of uniform zoning across the Tailgate Park site will allow for proper planning and maximize the ability to appropriately develop the property to meet population and employment goals of the DCP with respect to the East Village neighborhood, staff recommends that the Planning Commission recommend to the City Council:

1. Certification of the Seventh Addendum.
2. Approval of the amendments to the DCP.
3. Approval of the amendments to the CCPDO.
4. Approval of the rezoning of the Site.

Respectively Submitted,



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Brad Richter  
Deputy Director, Urban Division

- Attachments:
1. Site Vicinity Maps
  2. Site Land Use and Overlay District Maps
  3. Draft Resolution with DCP Amendment Figures
  4. Draft Ordinance with CCPDO Amendment Figures
  5. Planning Commission Resolution No. 5070-PC
  6. Seventh Addendum to the Downtown FEIR

# ATTACHMENT 1



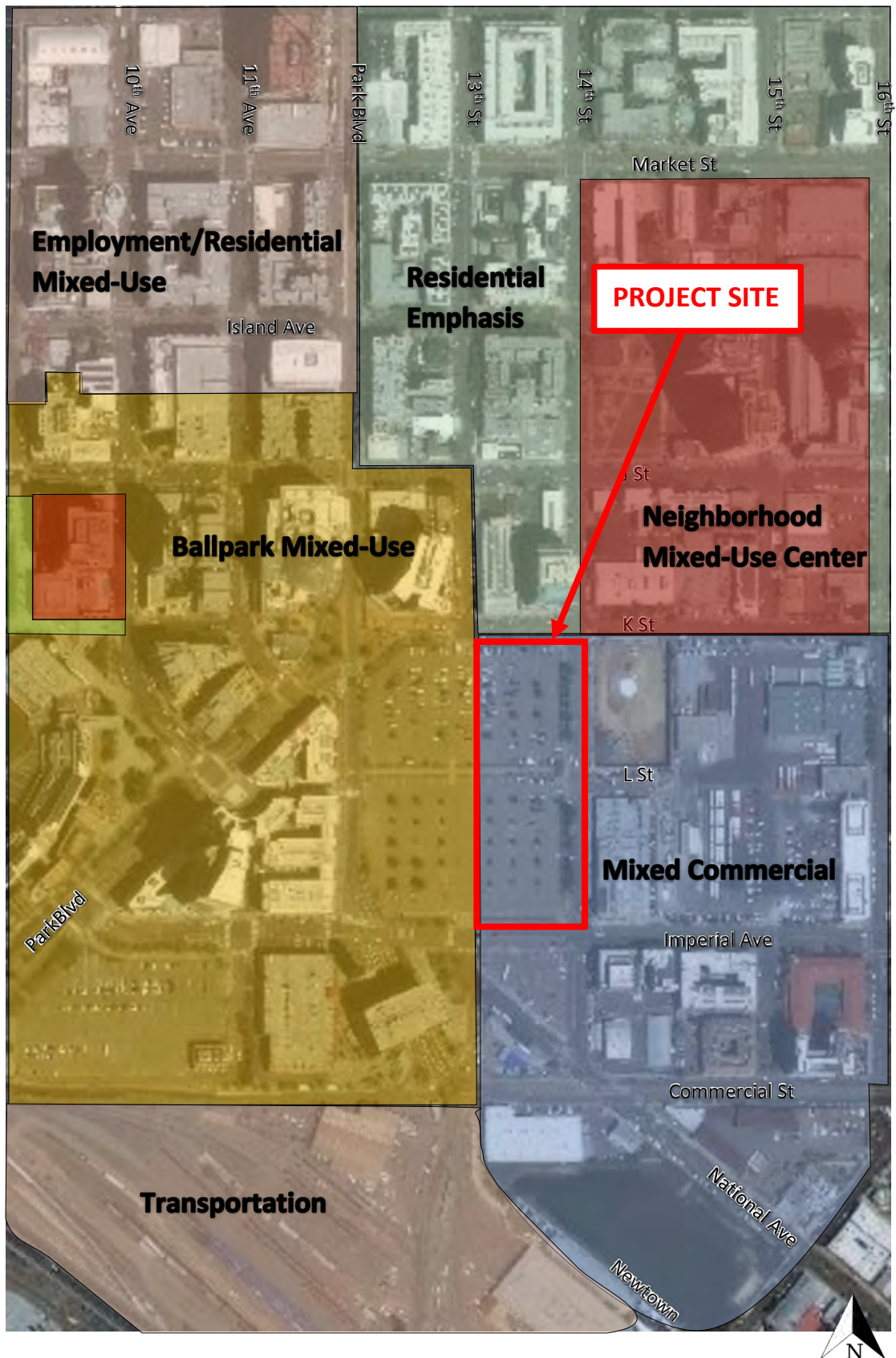






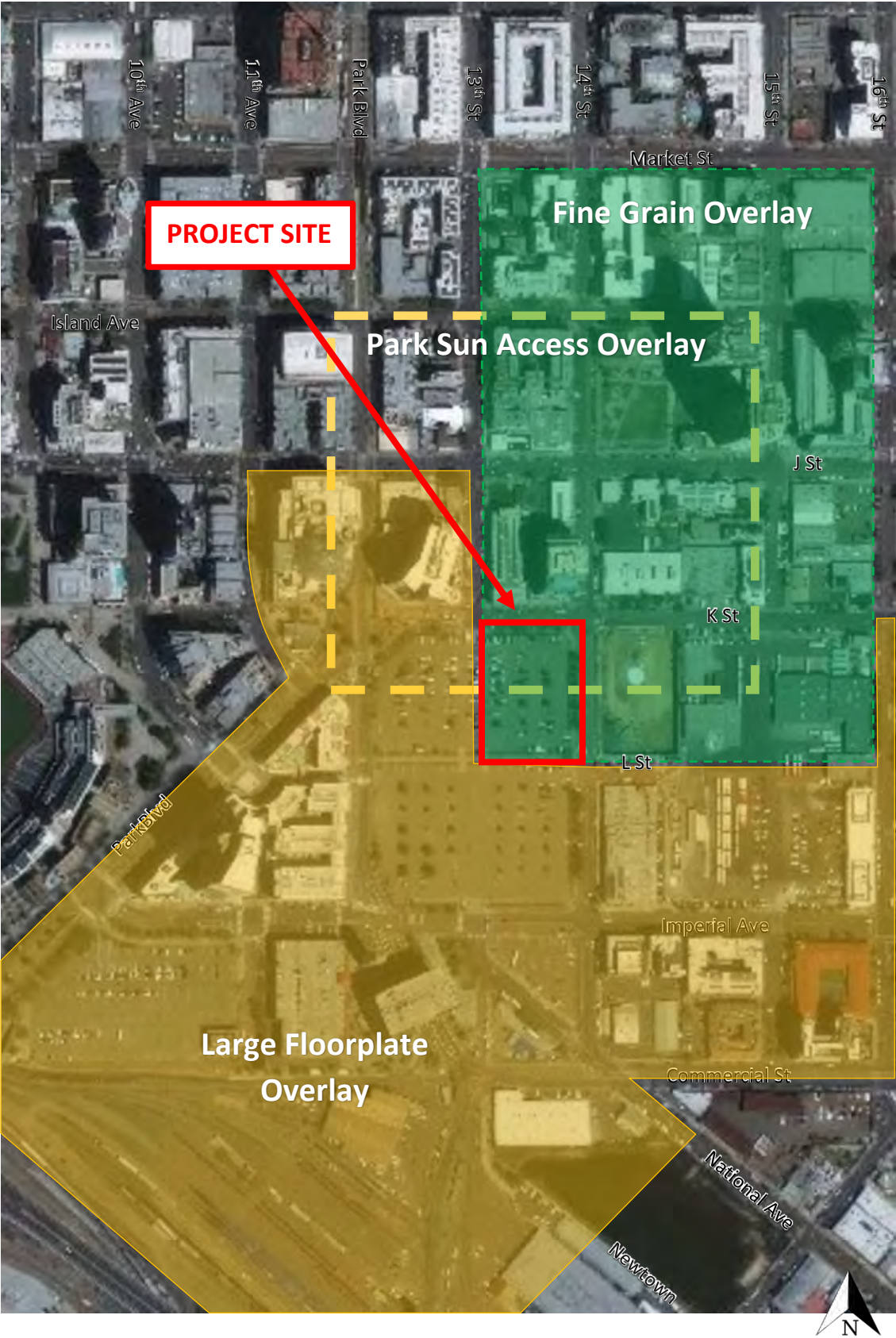
# ATTACHMENT 2

## Tailgate Park Land Use Map



**Change Land Use Designation to Ballpark Mixed Use**

Tailgate Park Overlay Map



Change Overlay District to Large Floorplate Overlay



ATTACHMENT 3

DRAFT RESOLUTION

A RESOLUTION APPROVING AMENDMENTS TO THE  
GENERAL PLAN, DOWNTOWN COMMUNITY PLAN, AND  
LOCAL COASTAL PROGRAM FOR THE TAILGATE PARK  
LAND USE AMENDMENTS

WHEREAS, on January 30, 2020 the Planning Commission voted 5-0-2 to initiate amendments to the General Plan, Downtown Community Plan, Centre City Planned District Ordinance, and the Local Coastal Program (“Amendments”) with respect to two blocks bounded by Imperial Avenue and K, 13<sup>th</sup> and 14<sup>th</sup> streets (“Site”) in the East Village Neighborhood of the Downtown Community Plan area (“Downtown”); and

WHEREAS, the Amendments include changing the land use district from Mixed Commercial to Ballpark Mixed-Use for the Site, changing the overlay district for the northern block of the Site from Fine Grain to Large Floorplate; and, amending the floor area ratio (FAR) limits on the Site consistent with those in the Ballpark Mixed Use district; and

WHEREAS, the City of San Diego (“City”) wishes to have uniform land use regulations for the Tailgate Park property to facilitate the proper redevelopment of the site consistent with the goals and policies of the Downtown Community Plan; and,

WHEREAS, on September 10, 2020, the Planning Commission voted \_\_\_\_\_ to support the proposed Amendments.

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, 2020, 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 City Council of the City of San Diego, as follows:

Section 1. That the amendments to the General Plan, Downtown Community Plan, and Local Coastal Program, a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_, are hereby approved.

Section 2. That a full reading of this Resolution is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 3. That prior to becoming effective, this Resolution shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Resolution consistent with the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Airport), this Resolution shall take effect and be in force after the finding of consistency, or on the date that R-\_\_\_\_\_ adopting the amendments to the Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Resolution inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Resolution is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for the Airport, the Resolution shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Resolution is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Resolution to accept the proposed modifications, and this Resolution as amended shall take effect and be in force on the day of its final passage, except that the



provisions of this Resolution as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. The City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Resolution shall take effect and be in force, except that the provisions of this Resolution inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 4. That no permits shall be issued for development that is inconsistent with the provisions of this Resolution, unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Resolution become effective.

**EXISTING**

**Figure 3-4  
Land Use**

CENTRE CITY COMMUNITY PLAN

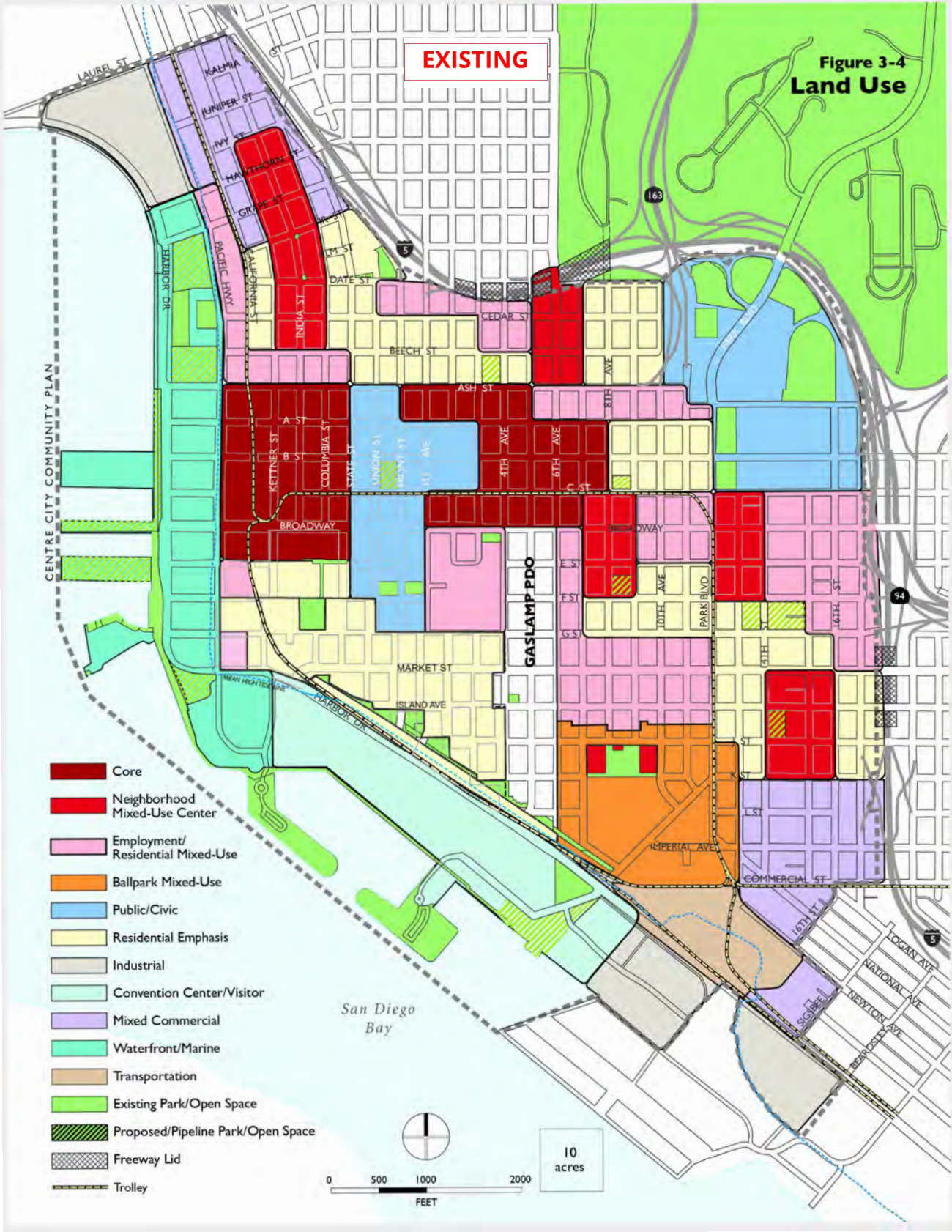
- Core
- Neighborhood Mixed-Use Center
- Employment/Residential Mixed-Use
- Ballpark Mixed-Use
- Public/Civic
- Residential Emphasis
- Industrial
- Convention Center/Visitor
- Mixed Commercial
- Waterfront/Marine
- Transportation
- Existing Park/Open Space
- Proposed/Pipeline Park/Open Space
- Freeway Lid
- Trolley

San Diego Bay



0 500 1000 2000  
FEET

10  
acres









**EXISTING**

**Figure 3-6**  
**Employment Required, Large Floorplate, and Fine Grained Areas**

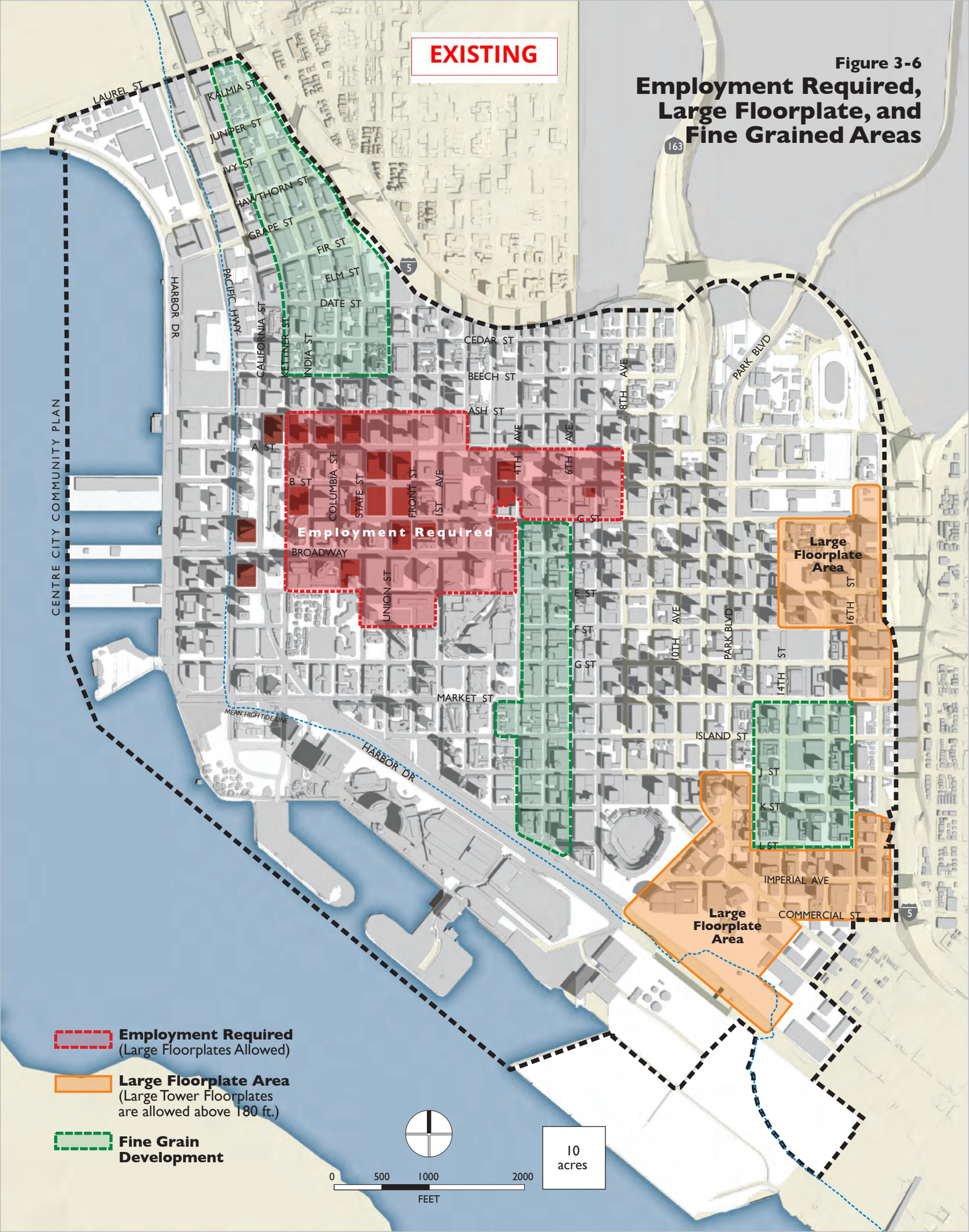
CENTRE CITY COMMUNITY PLAN

-  **Employment Required**  
(Large Floorplates Allowed)
-  **Large Floorplate Area**  
(Large Tower Floorplates are allowed above 180 ft.)
-  **Fine Grain Development**

0 500 1000 2000  
FEET



10  
acres





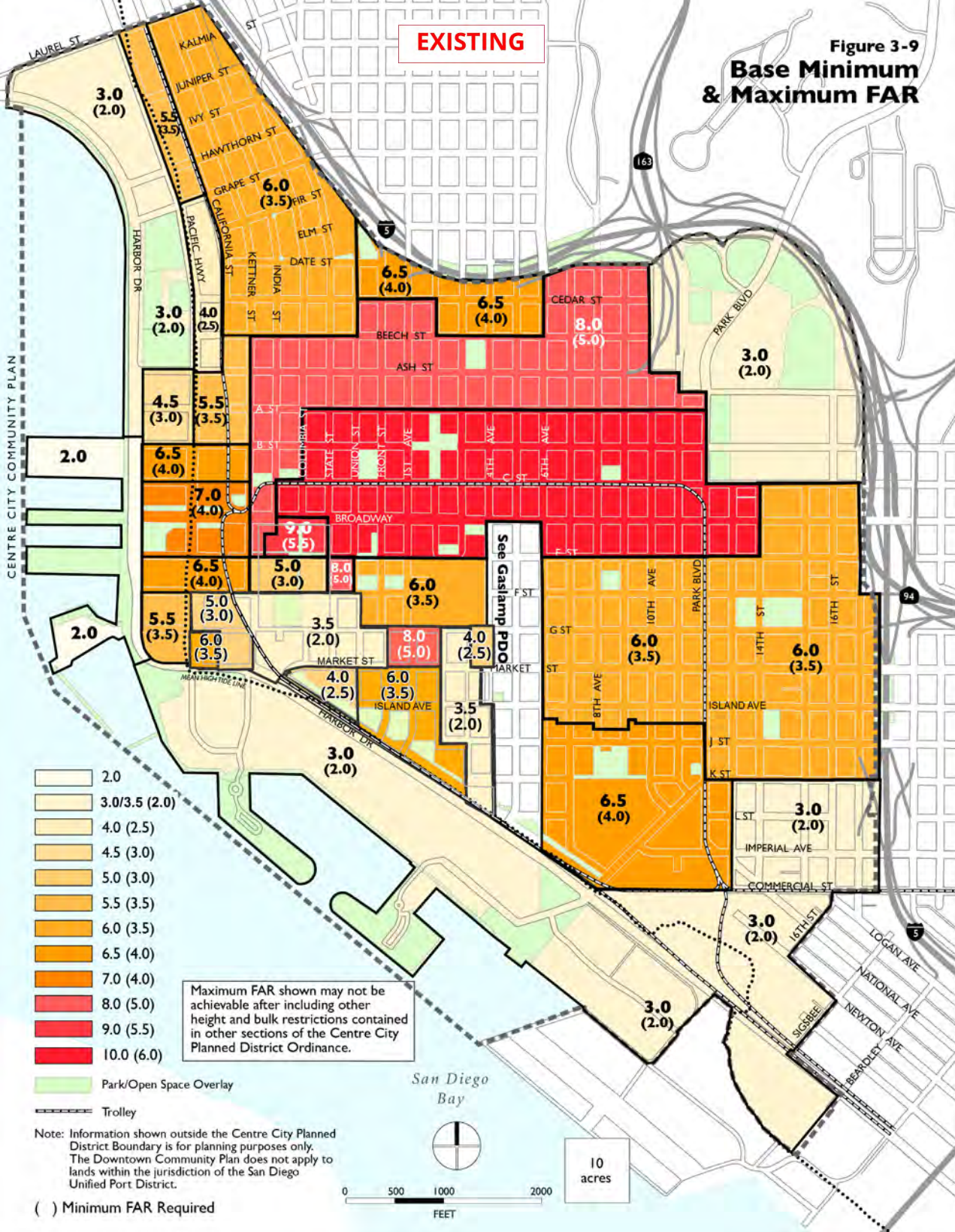
**Figure 3-6**  
**Employment Required,**  
**Large Floorplate, and**  
**Fine Grained Areas**



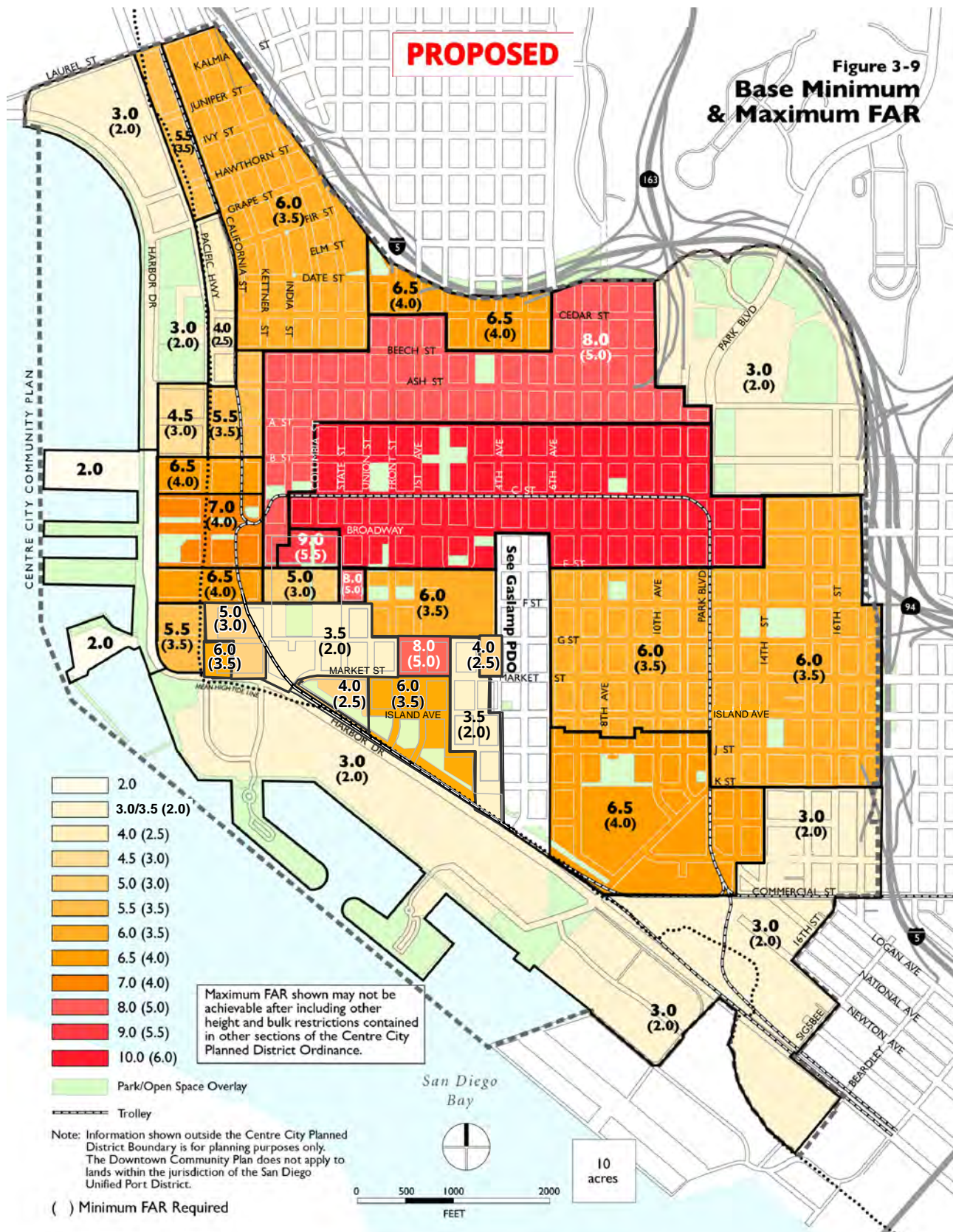


# EXISTING

Figure 3-9  
Base Minimum  
& Maximum FAR





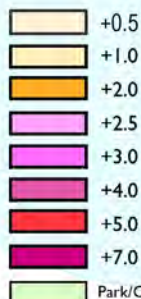




**EXISTING**

**Figure 3-10  
Maximum FAR  
Through  
Bonus Payment**

CENTRE CITY COMMUNITY PLAN



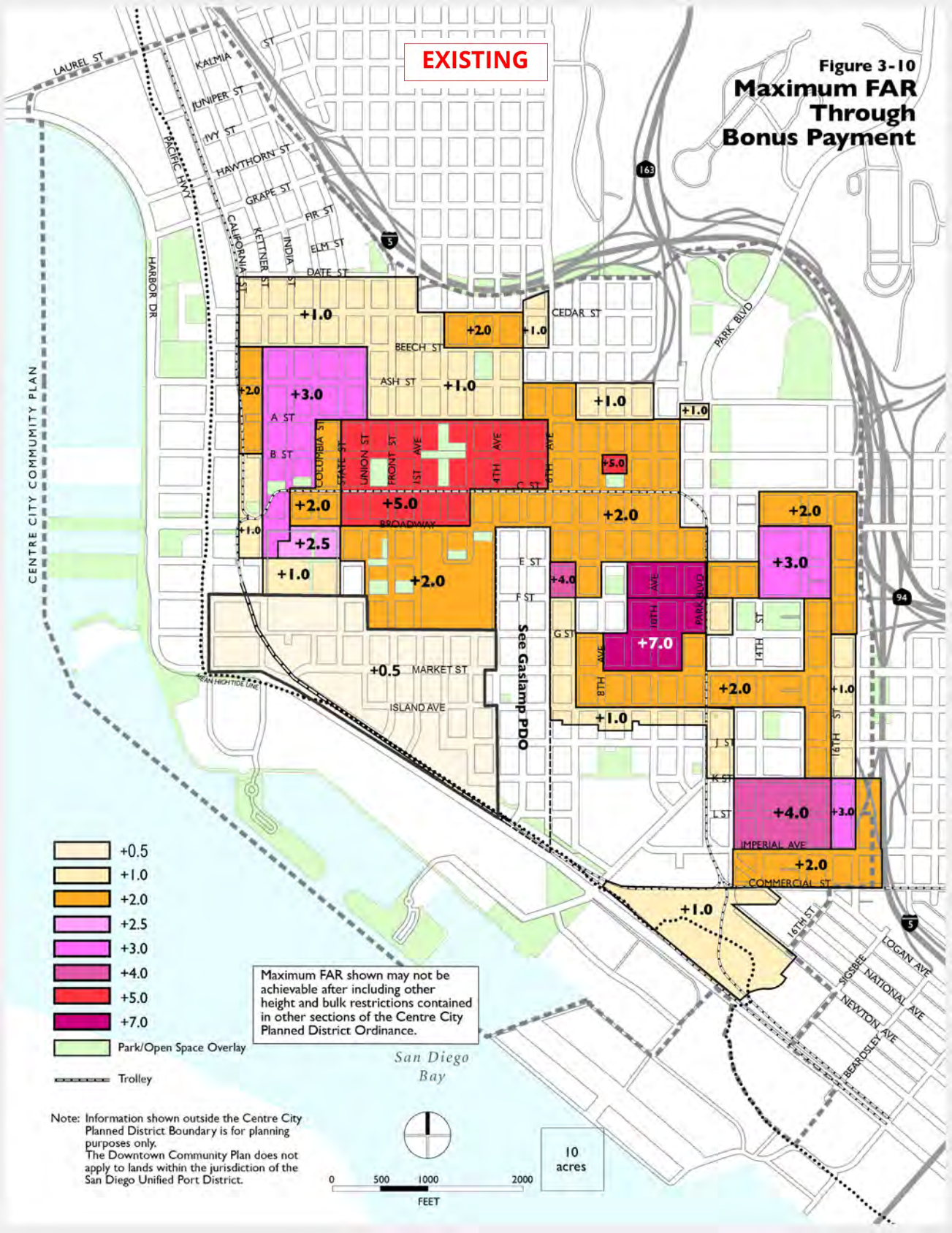
Maximum FAR shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

San Diego Bay

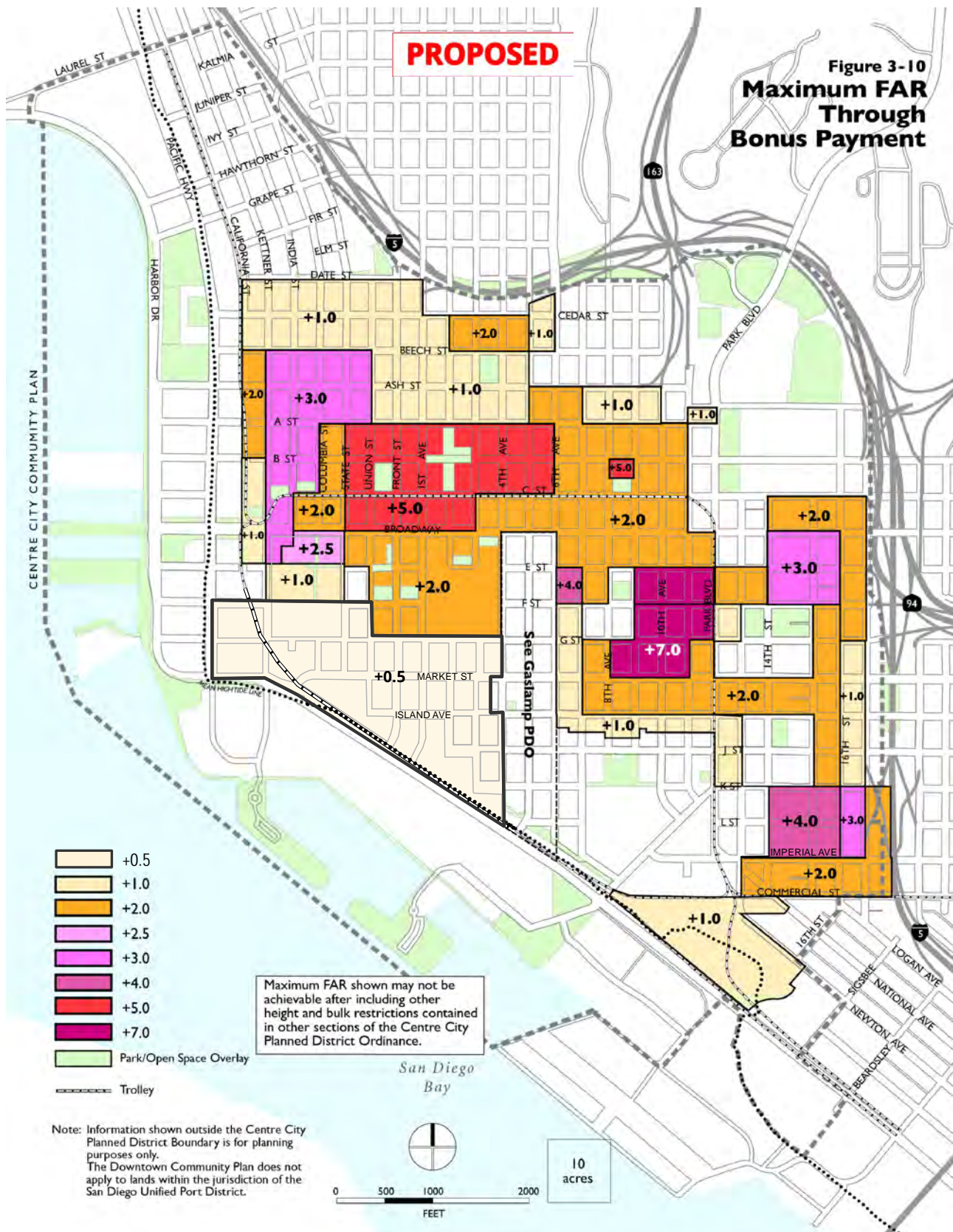


10  
acres

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only. The Downtown Community Plan does not apply to lands within the jurisdiction of the San Diego Unified Port District.

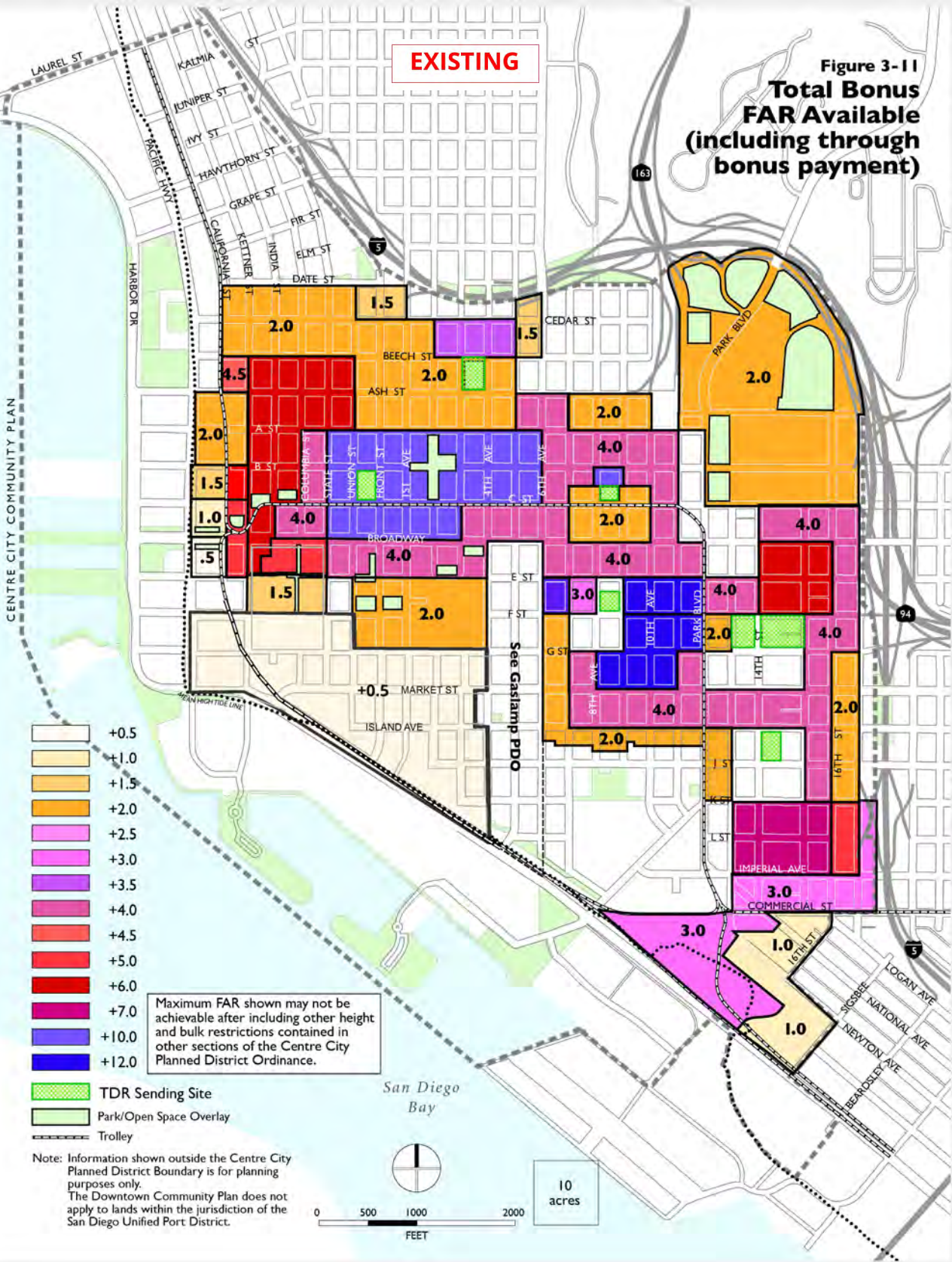








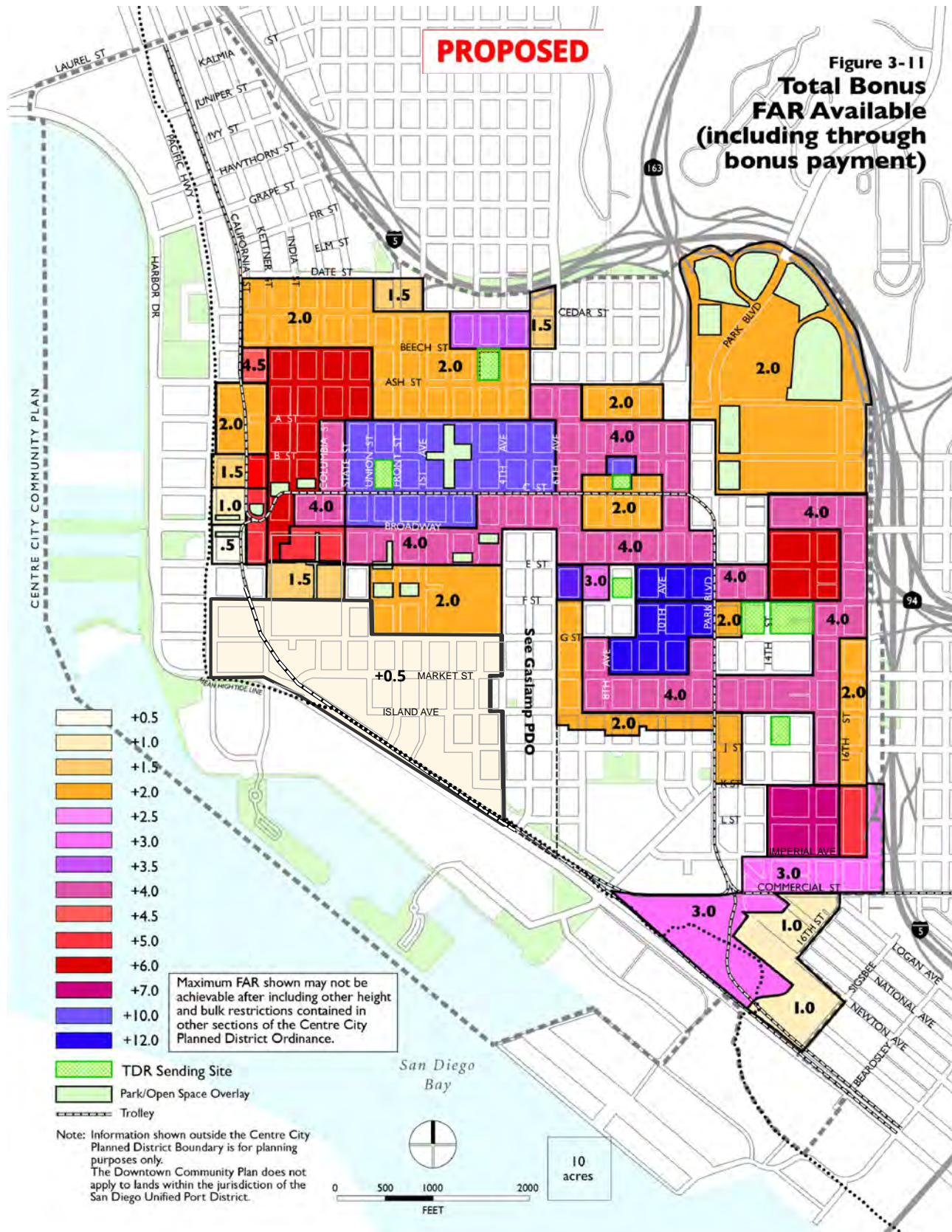
**Figure 3-11**  
**Total Bonus FAR Available**  
**(including through**  
**bonus payment)**





**PROPOSED**

**Figure 3-11  
Total Bonus  
FAR Available  
(including through  
bonus payment)**

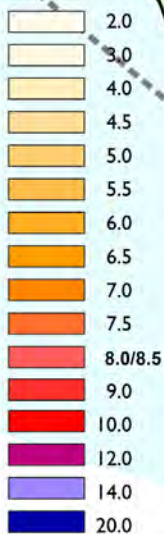




**EXISTING**

**Figure 3-12**  
**Maximum FAR**  
**(with bonuses)**

CENTRE CITY COMMUNITY PLAN



Maximum FAR shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

Parks/Open Space Overlay

Trolley

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only. The Downtown Community Plan does not apply to lands within the jurisdiction of the San Diego Unified Port District.



10  
acres

San Diego  
Bay

See Gaslamp PDO

94

5

LOGAN AVE

NATIONAL AVE

NEWTON AVE

BERNARD AVE

16TH ST

15TH ST

14TH ST

13TH ST

12TH ST

11TH ST

10TH ST

9TH ST

8TH ST

7TH ST

6TH ST

5TH ST

4TH ST

3TH ST

2TH ST

1ST ST

LAUREL ST

KALMA

JUNIPER ST

IVY ST

HAWTHORN ST

GRAPE ST

FIR ST

ELM ST

DATE ST

INDIA ST

KETTER ST

CALIFORNIA ST

PACIFIC HWY

HARBOR DR

MARKET ST

ISLAND AVE

4TH AVE

3TH AVE

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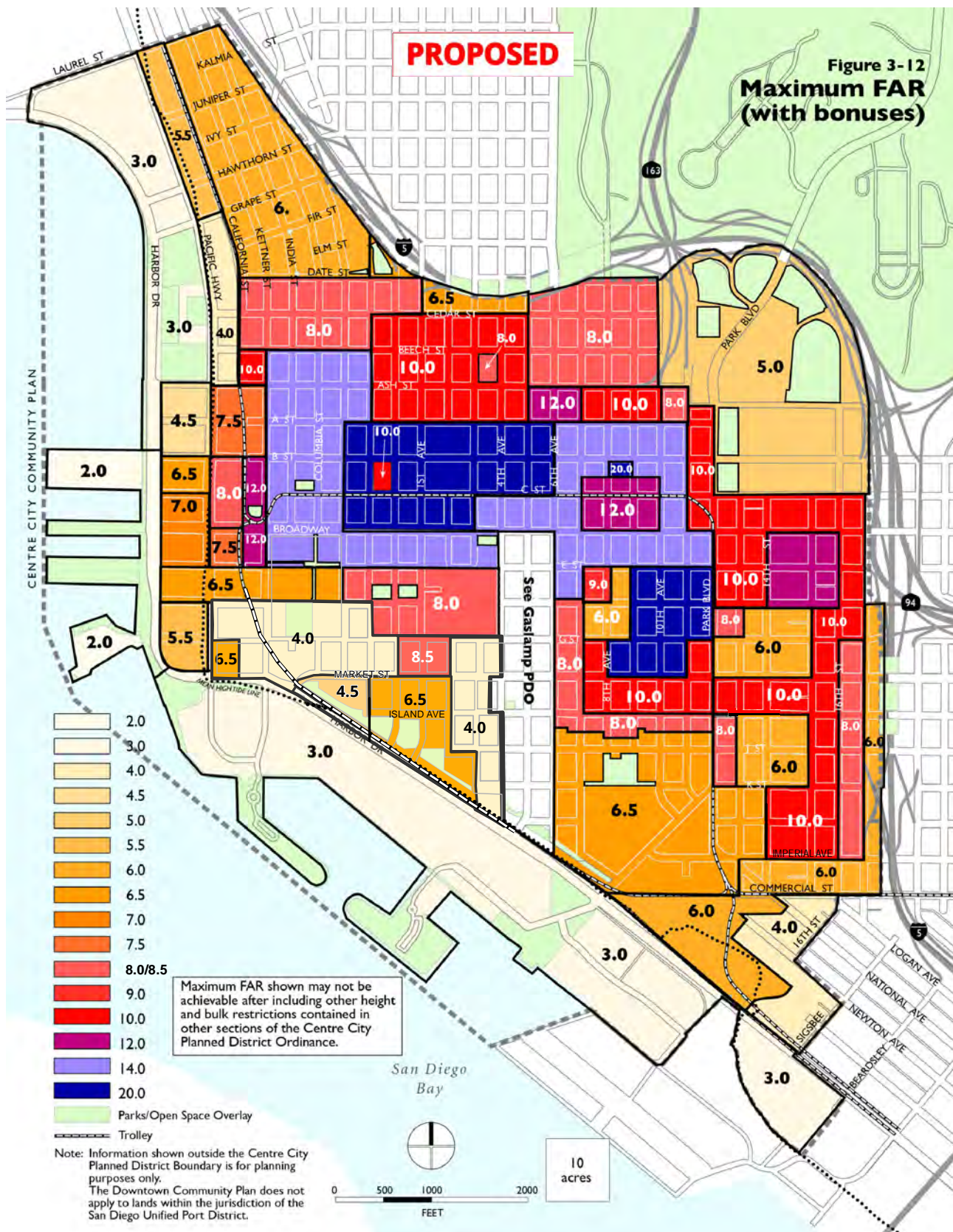
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ATTACHMENT 4

DRAFT ORDINANCE

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING FIGURES B, C, H, J, K AND L RELATING TO CENTRE CITY PLANNED DISTRICT.

WHEREAS, on January 30, 2020 the Planning Commission voted 5-0-2 to initiate amendments to the General Plan, Downtown Community Plan, Centre City Planned District Ordinance, and the Local Coastal Program (“Amendments”) with respect to two blocks bounded by Imperial Avenue and K, 13<sup>th</sup> and 14<sup>th</sup> streets (“Site”) in the East Village Neighborhood of the Downtown Community Plan area (“Downtown”) in order to provide uniform zoning across the Tailgate Park property which would foster appropriate redevelopment of the property; and

WHEREAS, the Amendments included changing the land use district from Mixed Commercial to Ballpark Mixed-Use for the Site, changing the overlay district for the northern block of the Site from Fine Grain to Large Floorplate; and, amending the floor area ratio (FAR) limits on the Site consistent with those in the Ballpark Mixed Use district; and

WHEREAS, on September 10, 2020, the Planning Commission voted \_\_\_\_\_ to support the proposed Amendments.

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, 2020, 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 ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending Figures B, C, H, J, K and L, as follows:

Figure B, C, H, J, K and L

[No change in text.]

Section 2. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 3. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, or on the date that O-\_\_\_\_\_ adopting the amendments to the Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for the Airport, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, or



on the date that O-\_\_\_\_\_ adopting the amendments to the Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

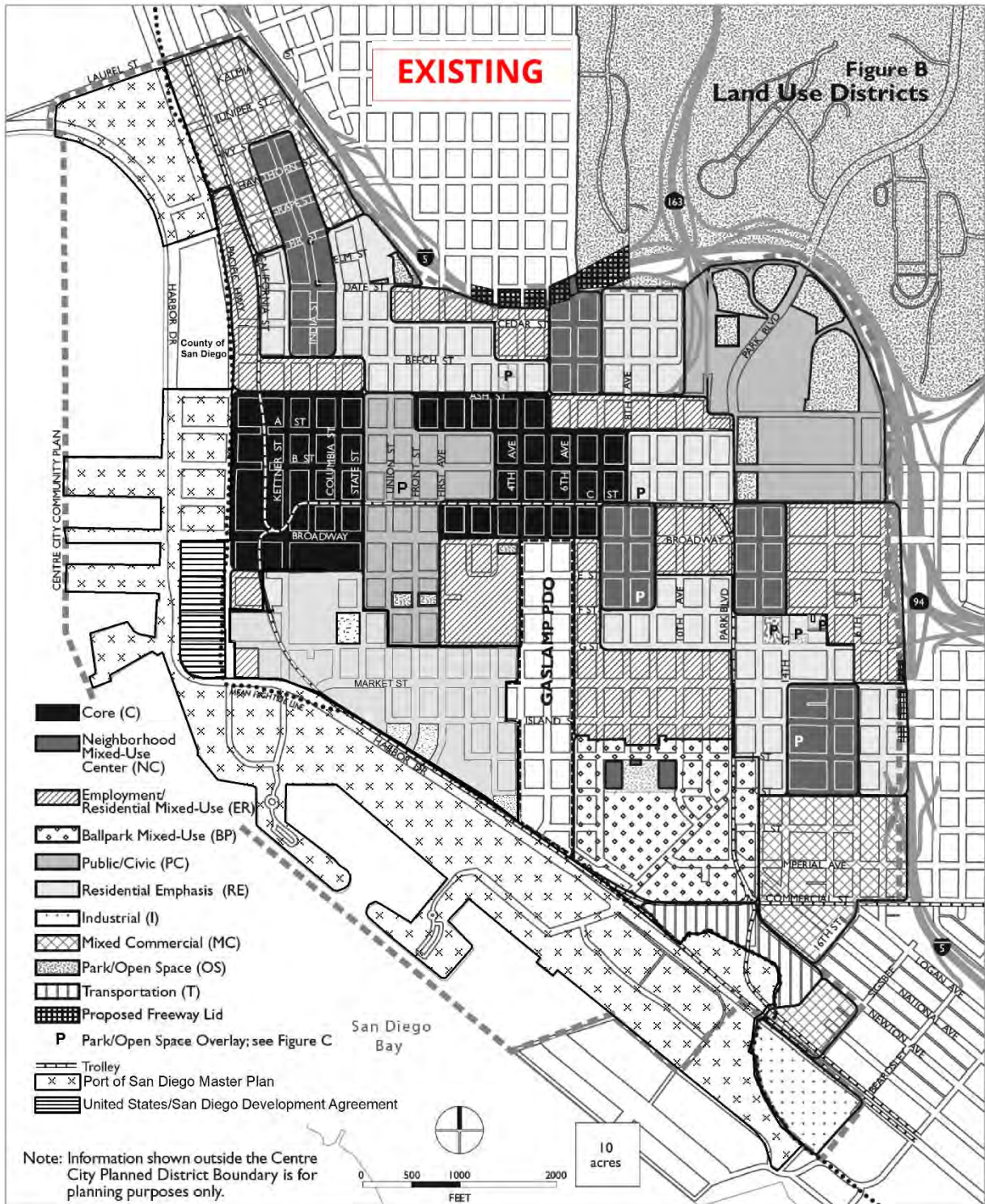
That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. The City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, or the date that O-\_\_\_\_\_ adopting the amendments to the Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

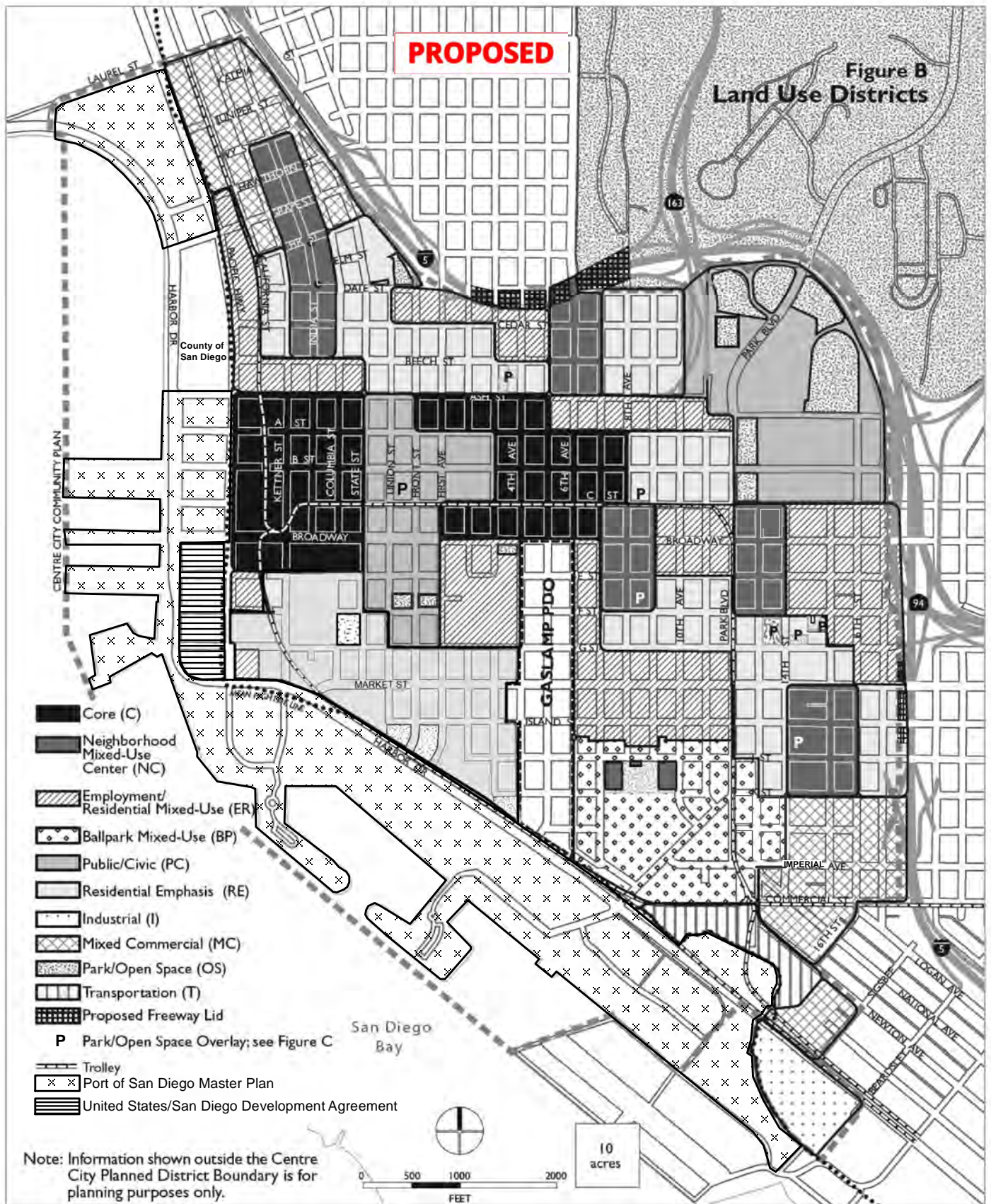
Section 4. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance, unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective.

DRAFT

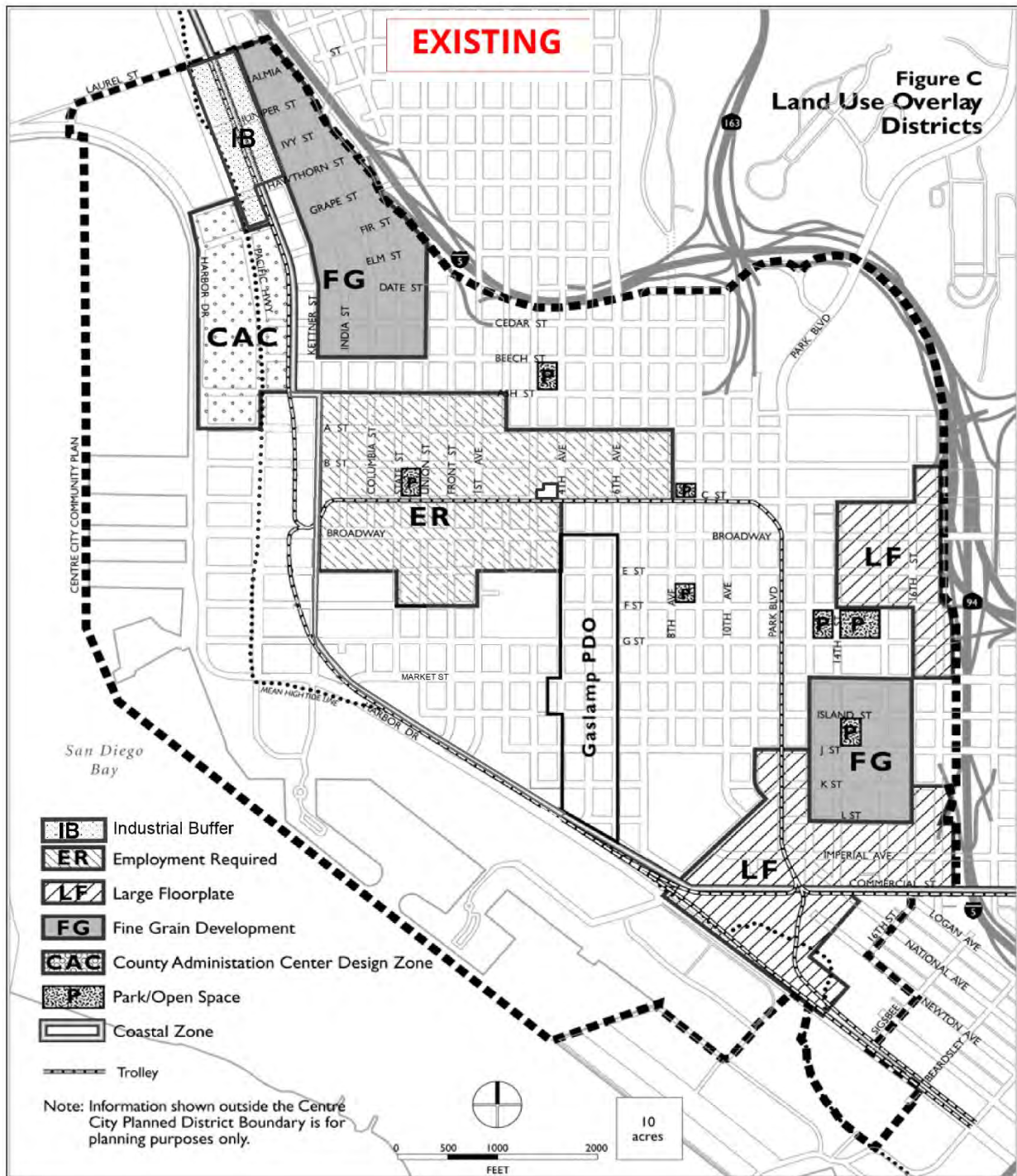


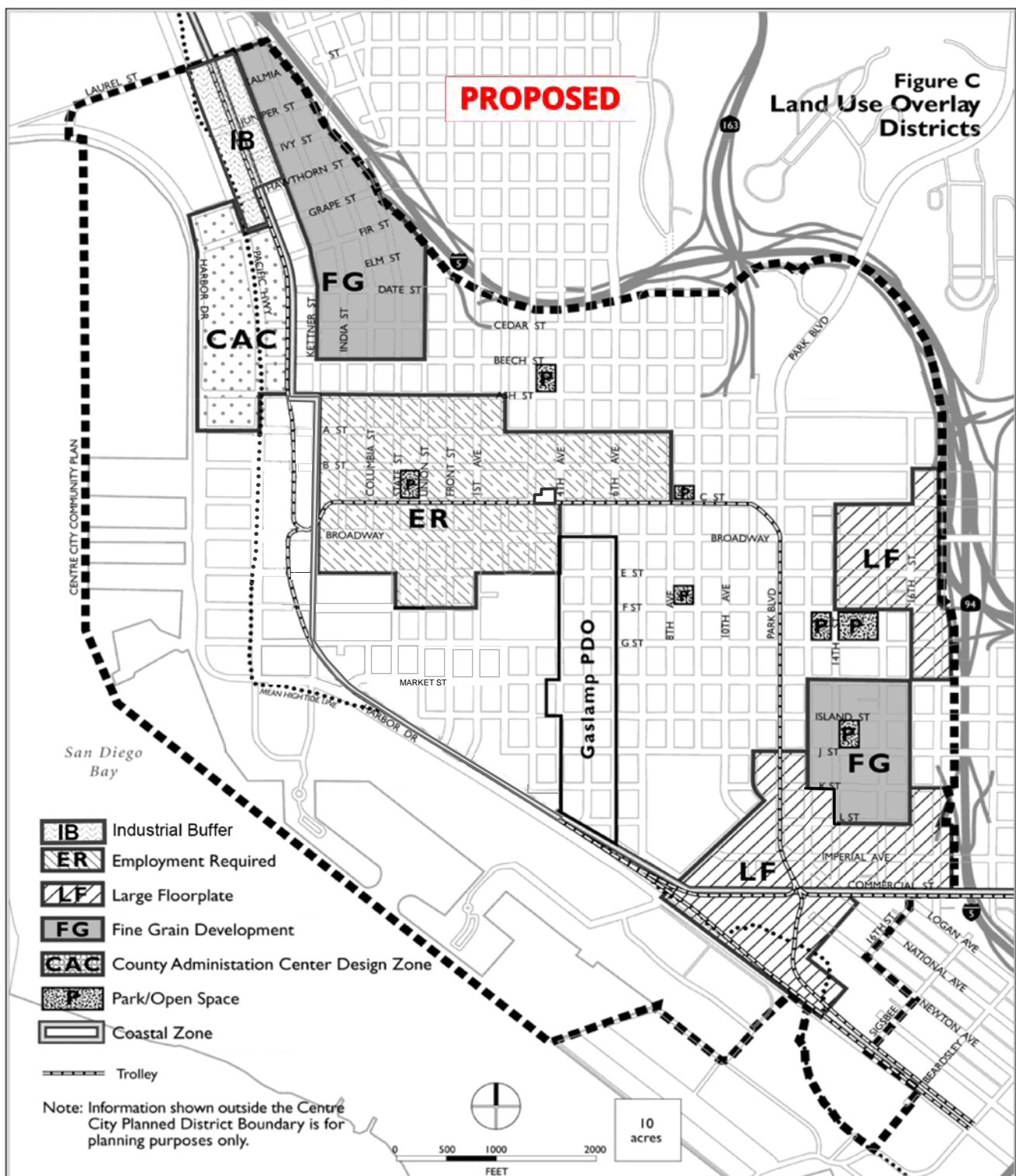




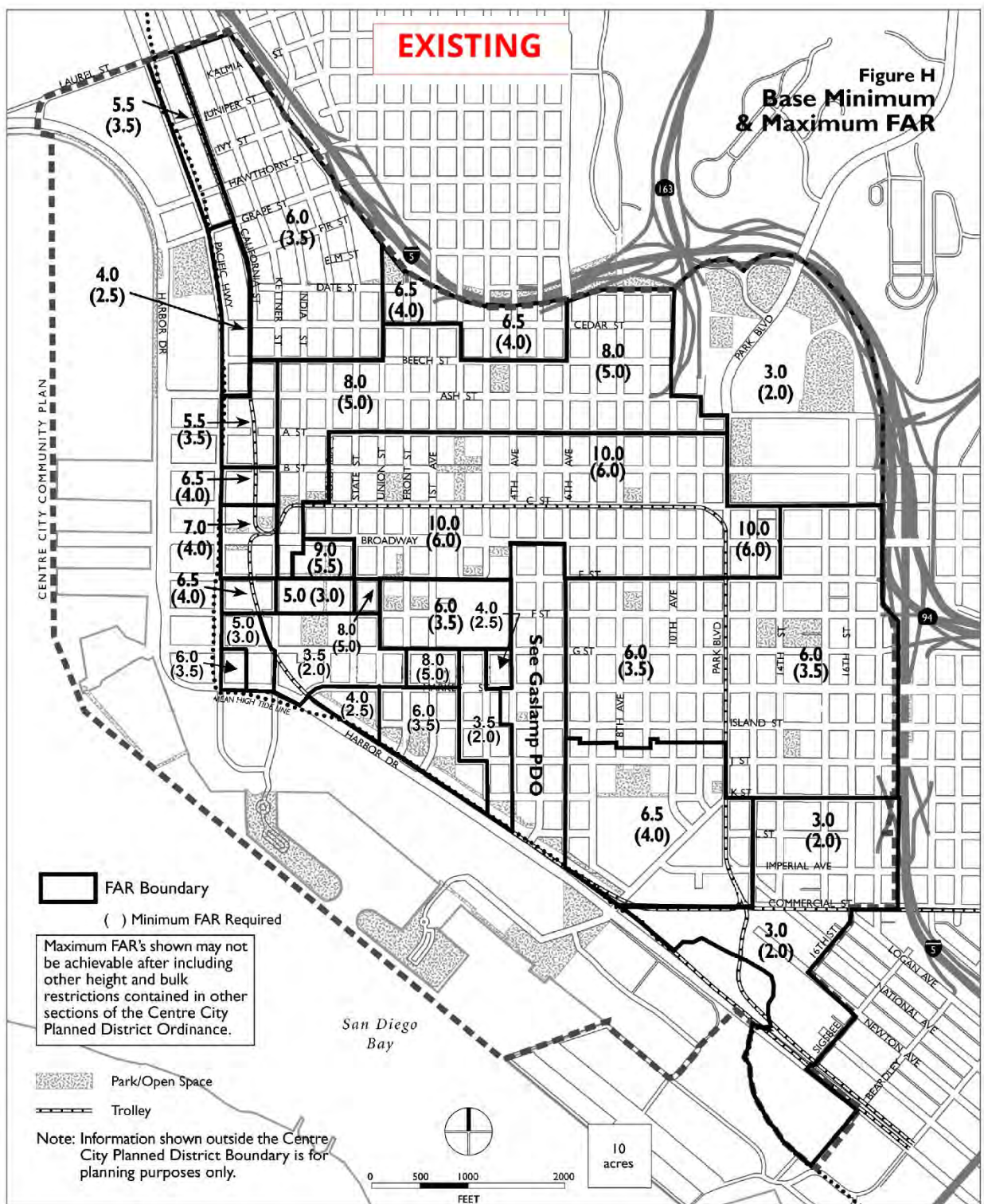
















**PROPOSED**


**Figure H  
Base Minimum  
& Maximum FAR**

CENTRE CITY COMMUNITY PLAN

 FAR Boundary  
( ) Minimum FAR Required

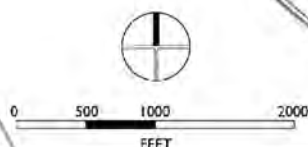
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

 Park/Open Space

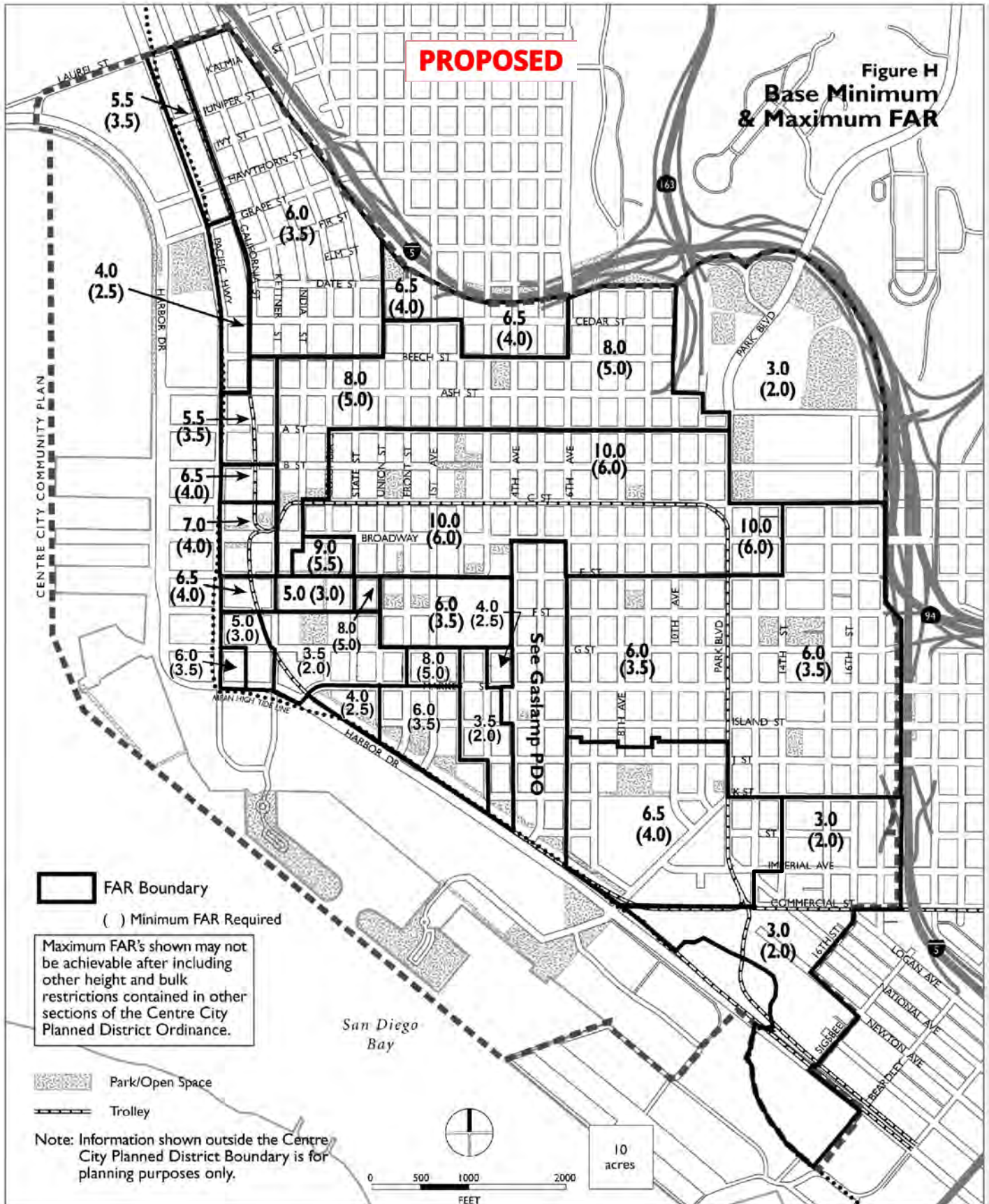
 Trolley

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.

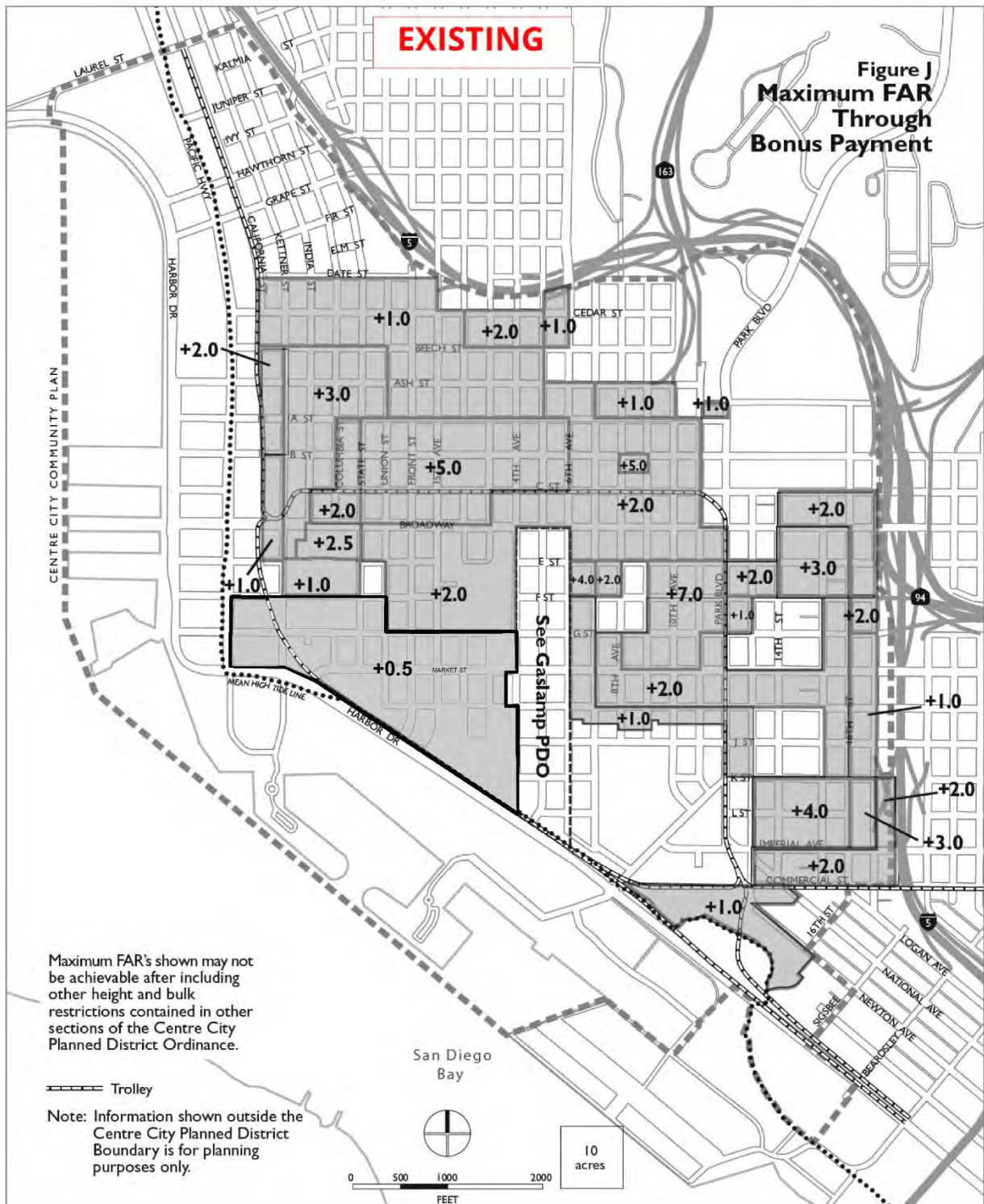
San Diego Bay



10 acres

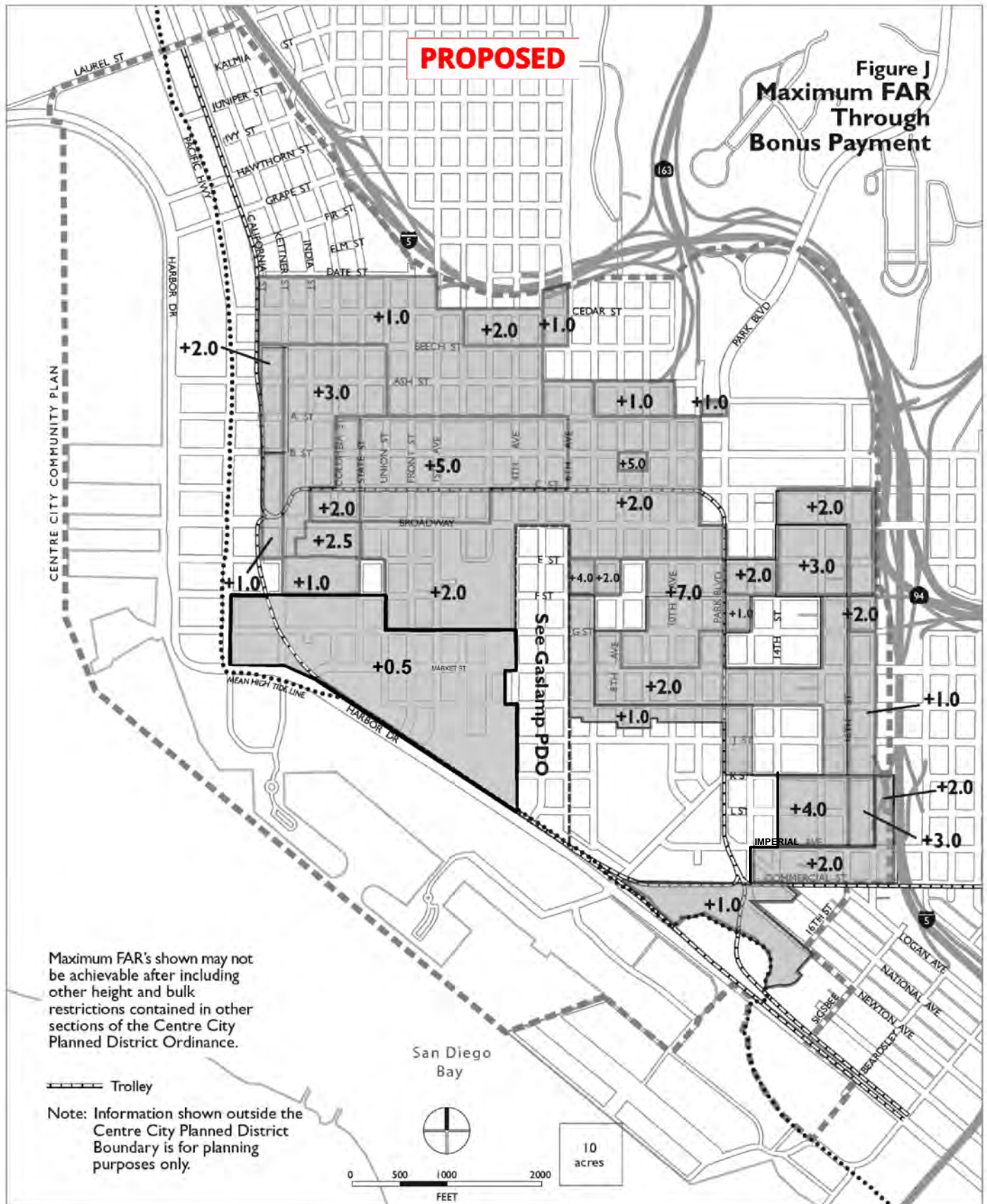




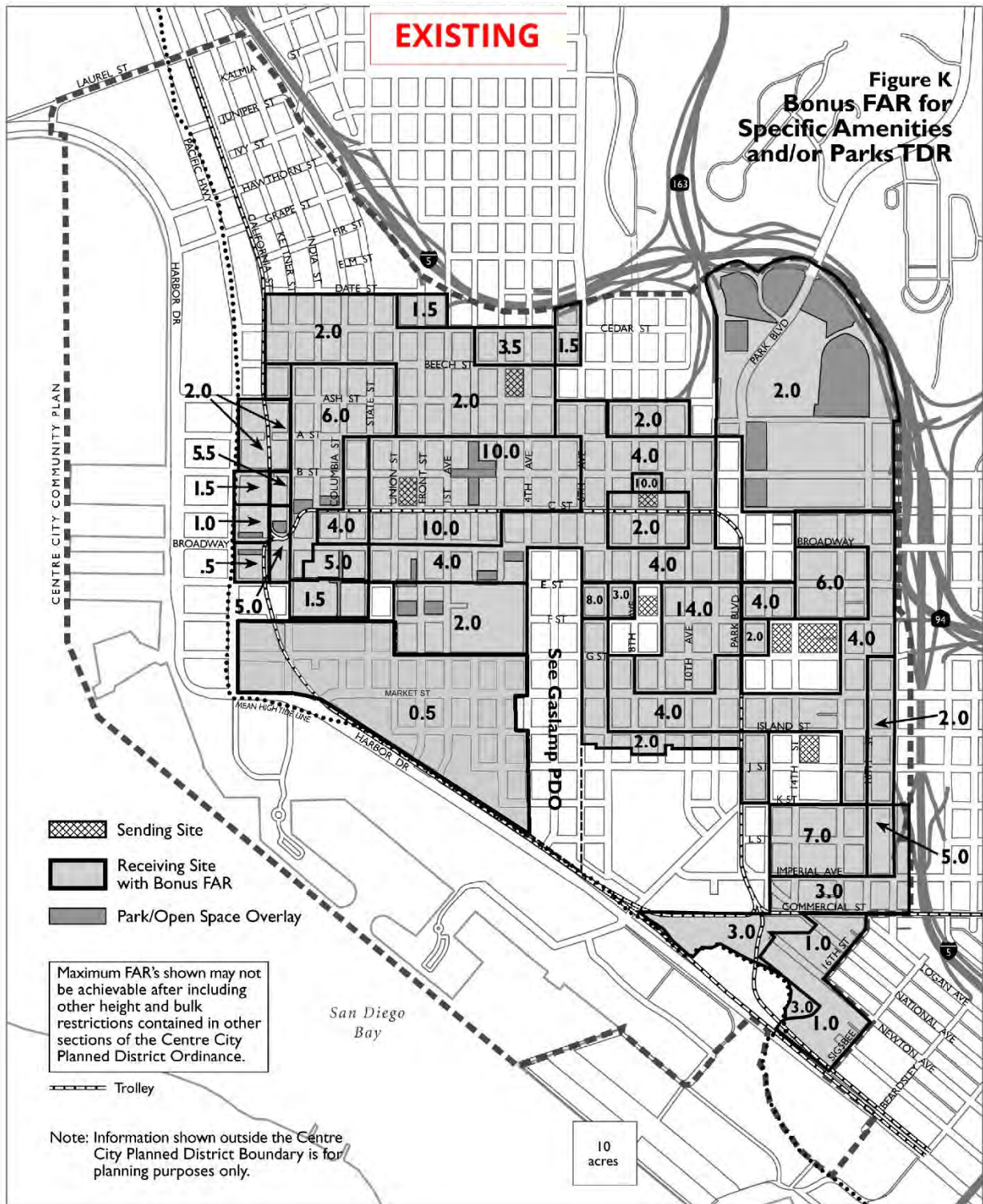


**PROPOSED**

**Figure J**  
**Maximum FAR**  
**Through**  
**Bonus Payment**







**PROPOSED**

**Figure K  
Bonus FAR for  
Specific Amenities  
and/or Parks TDR**

CENTRE CITY COMMUNITY PLAN

-  Sending Site
-  Receiving Site with Bonus FAR
-  Park/Open Space Overlay

Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

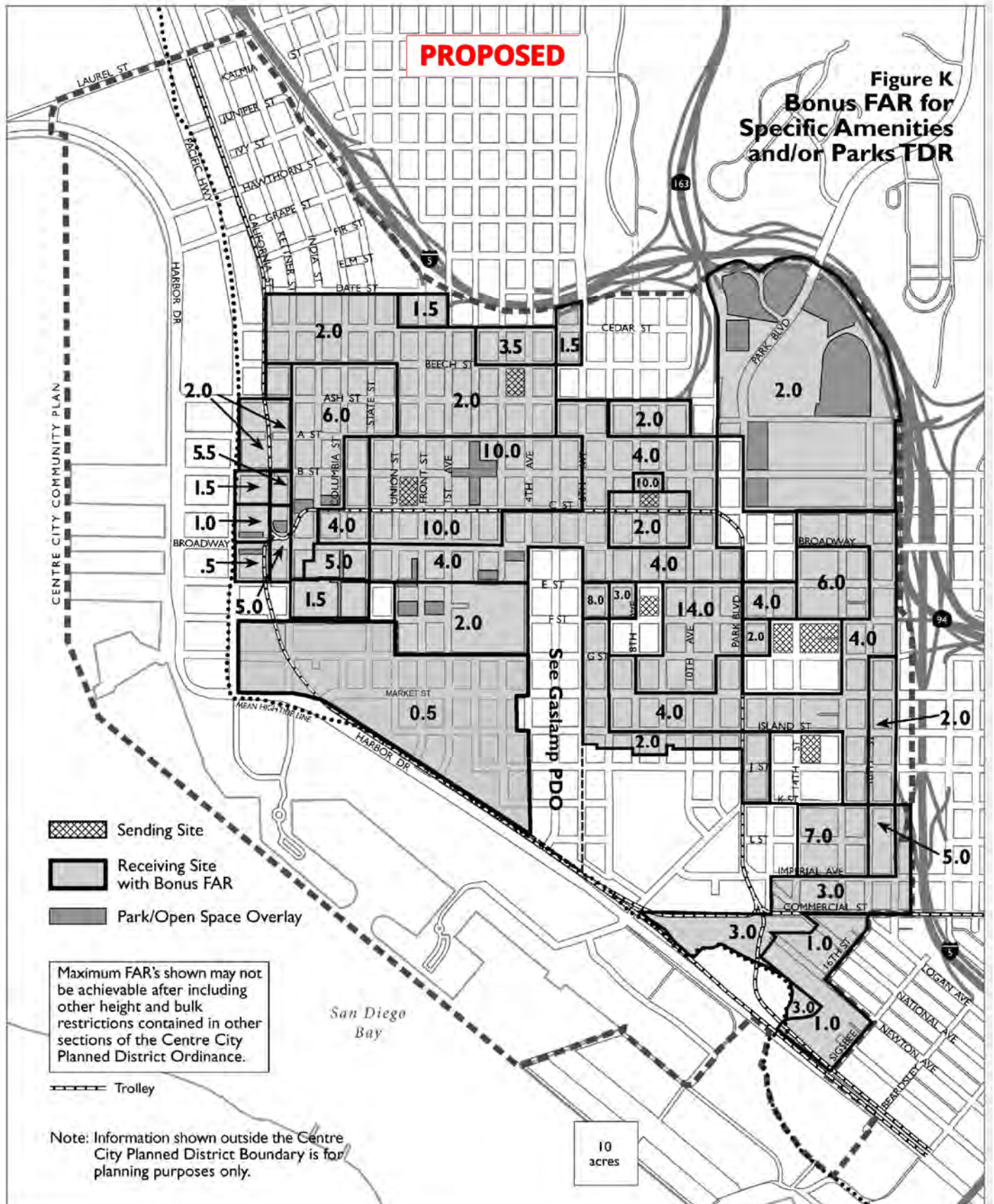
 Trolley

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.

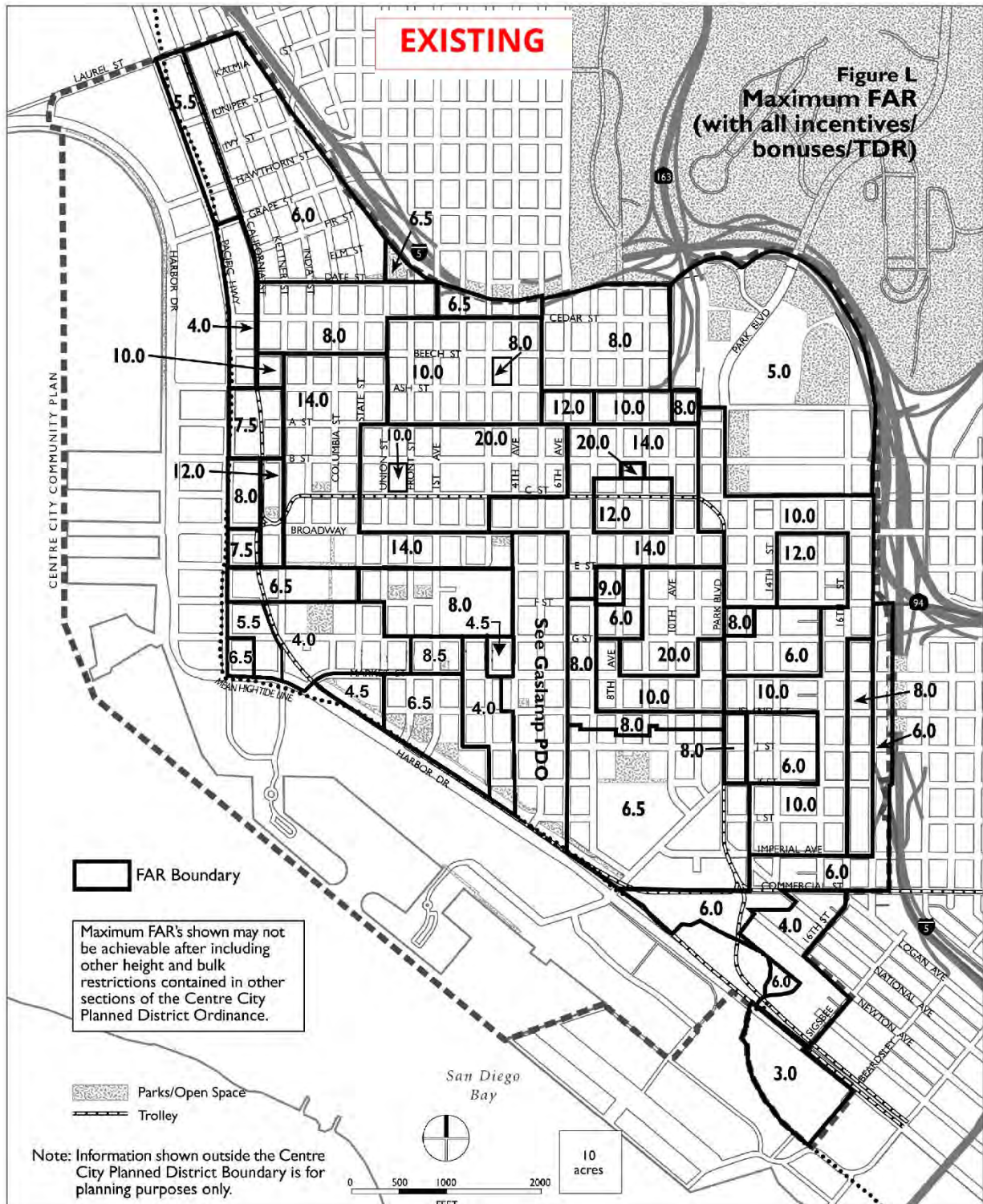
San Diego Bay

See Gaslamp PDO

10  
acres



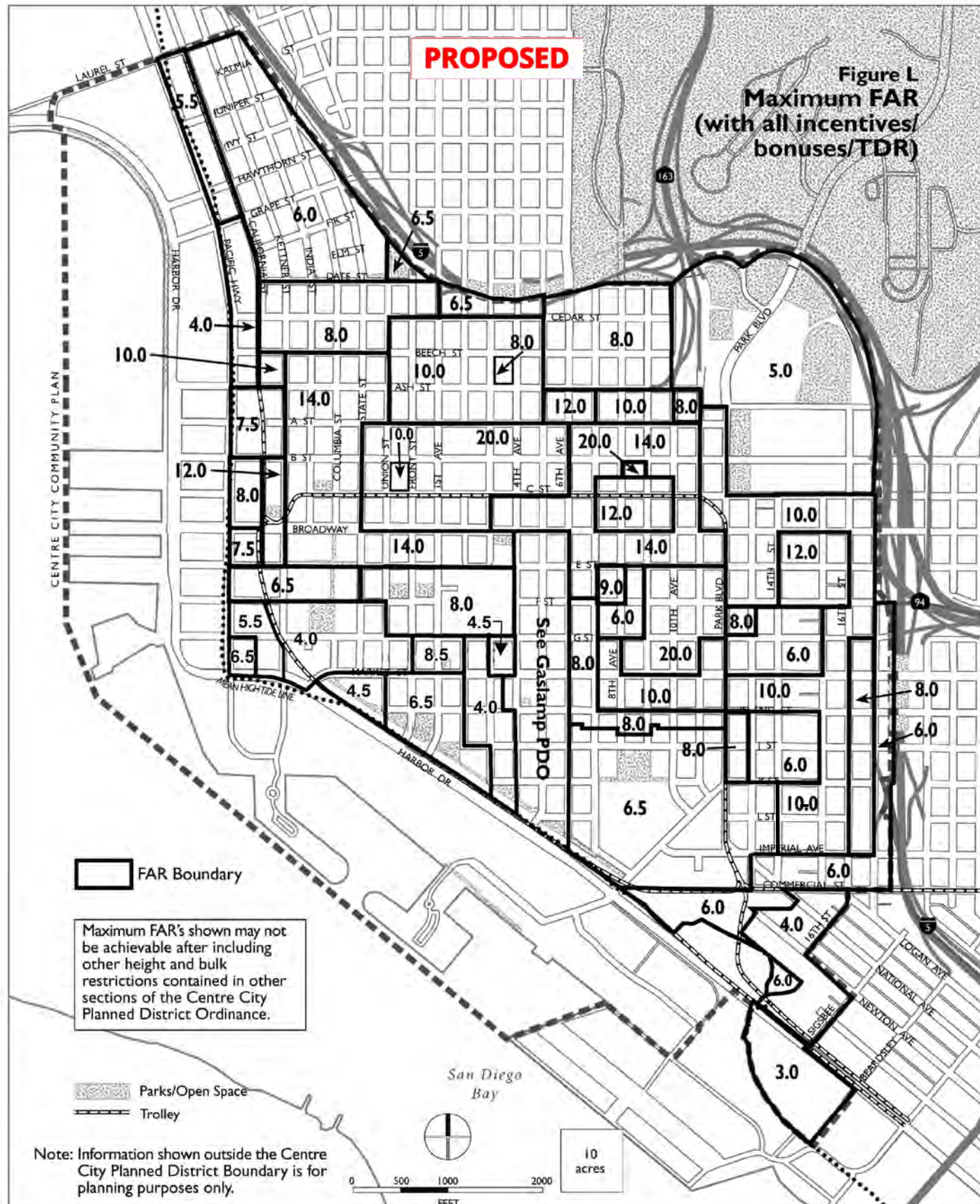






**PROPOSED**

**Figure L**  
**Maximum FAR**  
(with all incentives/  
bonuses/TDR)





## ATTACHMENT 5

### PLANNING COMMISSION RESOLUTION NO. 5070-PC

#### INITIATING AN AMENDMENT TO THE DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REZONING FOR THE TWO BLOCKS BOUND BY IMPERIAL AVENUE AND 13<sup>TH</sup>, K AND 14<sup>TH</sup> STREETS

WHEREAS, on January 30, 2020, the Planning Commission of the City of San Diego considered the initiation of amendments to the General Plan/Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO), and rezoning of the two blocks bound by Imperial Avenue and 13<sup>th</sup>, K, and 14<sup>th</sup> streets in the East Village neighborhood of the DCP area in order to reclassify the two blocks from the Mixed Use district to the Ballpark Mixed Use district and reclassify the northern block from the Fine Grain Overlay district to the Large Floorplate Overlay district; and

WHEREAS, the City of San Diego is seeking uniform zoning regulations for the two blocks consistent with the two blocks directly to the west, all four blocks known as Tailgate Park and part of a solicitation for development by the City of San Diego; and

WHEREAS, the Planning Commission considered Report No. PC-20-012 including a recommendation to initiate the amendments and rezoning by the Downtown Community Planning Council; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it hereby initiates the requested General Plan/Community Plan amendment and rezoning based on compliance with the initiation criteria found in Policy LU-D.10 of the Land Use Element of the General Plan and Section 123.0103 of the San Diego Municipal Code as follows:

**1. The amendment request appears to be consistent with the goals and policies of the General Plan and DCP and any community specific amendment criteria:**

The proposed amendments would benefit the community by facilitating an appropriate redevelopment of the Site under uniform zoning regulations. The permitted uses in the existing and proposed zoning are essentially the same while the land use reclassifications would allow for a master plan development of four significant blocks in Downtown. The General Plan (Policy LU-A.1) states that Downtown should maintain and enhance its role as the major business center in the region and encourages its development as a major urban residential center. The General Plan seeks the largest concentration of high-density multi-family housing in the region and further intensification of employment uses. The proposed amendments would bring the entire Site into the Large Floorplate Overlay designation which allows large floor plates and bulkier buildings at upper levels to accommodate employment uses. The zoning will allow the appropriate high-intensity development envisioned in the DCP to grow East Village into a neighborhood of 46,000 residents and 39,000 workers.

**2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design: and,**

The application of uniform, flexible zoning across the Site and the two blocks to the west will allow for proper planning and maximize the ability to appropriately develop the Tailgate Park site to meet population and employment goals of the DCP with respect to the East Village neighborhood. The uniform zoning will allow for the transfer of additional FAR beyond the Maximum 6.5 FAR for appropriate development as approved by the City Council, allowing for a higher level of review of development plans for this important Site and adjacent two blocks.

3. **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The Downtown area is an existing developed urban center that has great access to transit and connections to the regional freeway network. The land use reclassifications are not anticipated to result in an intensification of development in the neighborhood as anticipated by the DCP, but will allow for a proper master planning for development of the Site and adjoining two blocks consistent with the goals and policies for the East Village neighborhood by fostering the continued redevelopment of East Village as a thriving residential and mixed-use community. Where needed, applicable upgrading of localized utilities may be required as part of any specific development plans.

BE IT FURTHER RESOLVED, that this initiation does not constitute a formal recommendation on the future amendments nor an endorsement of any specific development project proposal for the property.



Brad Richter  
Deputy Director  
Urban Division

Dated JANUARY 30, 2020  
By a vote of: 5-0-2



## ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Project No. N/A  
SCH No. 2003041001

SUBJECT: **TAILGATE PARK PROJECT**

### I. PROJECT DESCRIPTION

The Tailgate Park Project (“proposed project”) consists of amendments to the General Plan, the Downtown Community Plan, the Centre City Planned District Ordinance (CCPDO), and a rezoning of an approximately 2.75 acre, two-block site located in the southeast quadrant of the East Village neighborhood bounded by Imperial Avenue and 13th, K, and 14th streets (“Site”).

The proposed amendments and rezoning would consist of:

1. Changing the land use designations and zoning for the Site from Mixed Commercial to Ballpark Mixed Use District;
2. Changing the overlay zone from Fine Grain to Large Floorplate for the northern block of the Site; and
3. Changing the FAR limits from Minimum FAR 2.0, Base Maximum FAR 3.0, Maximum FAR 10.0 for the Site to Minimum FAR 4.0, and Maximum FAR 6.5, with the opportunity to increase the FAR on the blocks through a transfer of development rights (TDR) from the Petco Park site as may be approved by the City Council in the future.

### II. ENVIRONMENTAL SETTING

The Site is an approximately 2.75 acre, two-block site located in the southeast quadrant of the East Village neighborhood bounded by Imperial Avenue and 13th, K, and 14th streets. The current Site serves as the east half of Tailgate Park, a 1,060 space surface parking lot for ballgames and other events at Petco Park and general parking for the neighborhood, Convention Center, and special events which occur in the neighborhood.

### III. PROJECT BACKGROUND

The Downtown Community Plan was adopted by the San Diego City Council on April 3, 2006 and provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses, the local street and transit network, the prioritization and provision of public facilities, site specific urban design guidelines, and recommendations to preserve the historic and cultural resources within the Downtown community. The Downtown Community Plan can be found on the Planning Department’s website at:

<https://www.sandiego.gov/sites/default/files/downtown-comunity-plan-all-1.pdf>

On January 30, 2020, the City’s Planning Commission initiated amendments to the General Plan, the Downtown Community Plan, the CCPDO and rezoning of the Tailgate Park site. The proposed amendments and rezoning comply with the initiation criteria found in Policy LU-D.10 of the Land Use & Community Planning Element of the General Plan and Section 123.0103 of the San Diego Municipal Code (“SDMC”). The proposed amendments and rezoning would provide consistent zoning regulations for the Tailgate Park site, which will facilitate a proper redevelopment of the property as the blocks will likely be developed under a single development plan in the future.

#### **IV. DETERMINATION**

The City of San Diego previously prepared and certified the Final Environmental Impact Report (EIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) ("2006 FEIR"), and has prepared and certified six subsequent addenda to the 2006 FEIR since it was certified. In 2016 the City of San Diego also prepared and certified the Final Supplemental Environmental Impact Report (Final SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002). The 2006 FEIR and subsequent addenda, and the 2016 Final SEIR comprise the "Downtown FEIR." Based upon a review of the current project, it has been determined pursuant to CEQA Guidelines Section 15162 and 15164 that:

- a. There are no new significant environmental impacts not considered in the previous Downtown FEIR;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, this Addendum has been prepared in accordance with CEQA Guidelines Section 15164. Public review of this Addendum is not required pursuant to CEQA.

As demonstrated in the Downtown FEIR Consistency Determination Checklist (see Section 2.0 of this Addendum), the proposed amendments and rezoning are consistent with the analysis prepared for the Downtown Community Plan and there would be no new significant environmental impacts which were not already considered in the previous Downtown FEIR.

#### **V. IMPACT ANALYSIS**

The 2006 FEIR found that implementation of the Downtown Community Plan would result in significant and unavoidable impacts to Air Quality, Historical Resources, Land Use, Noise, Traffic and Circulation, Visual Quality, and Water Quality. The 2016 Final SEIR found that implementation of the Downtown San Diego Mobility Plan would result in significant and unavoidable impacts to Traffic and Circulation. Similarly, it is anticipated that implementation of the proposed project will also result in significant and unavoidable impacts in the same issue areas given the lack of site-specific details of future development projects that could occur on the Site. An analysis of the proposed project's potential impacts was conducted and it was determined that there would be no additional impacts resulting from the proposed project as analyzed in the Downtown FEIR Consistency Determination Checklist (see Section 2.0 of this Addendum).

#### **IV. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT**

The Mitigation, Monitoring and Reporting Program (MMRP) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. There would be no additional impacts resulting from the proposed project as analyzed in the Downtown FEIR Consistency Determination Checklist (see Section 2.0 of this Addendum). However, the mitigation measures in the Downtown FEIR still apply and are included in Attachment 1. This MMRP identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the MMRP will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Downtown FEIR shall be made conditions of future development within the Downtown Community Plan Area.



## VI. SIGNIFICANT UNMITIGATED IMPACTS

There are no new significant impacts identified for the current project and the significant effects previously examined will not be substantially more severe than shown in the previous Downtown FEIR. The 2006 FEIR identified significant unmitigated impacts for the following issue areas: Air Quality, Historical Resources, Land Use, Noise, Traffic and Circulation, Visual Quality, and Water Quality. The 2016 Final SEIR identified significant unmitigated effects for Transportation and Circulation issues. Because there were significant unmitigated impacts associated with the original project, approval of the project required the decision maker to make specific and substantiated CEQA findings which stated that: a) specific economic, social or other considerations make infeasible the mitigation measure or project alternatives identified in the Final EIR, and b) these impacts have been found acceptable because of specific overriding conditions. No new CEQA findings are required for this project.

  
**Oscar Galvez**  
Senior Planner  
Planning Department

August 20, 2020  
**Date of Final Report**

Analyst: **Galvez/Pascual**

The Seventh Addendum to the Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) was posted on the City of San Diego's California Environmental Quality Act webpage on August 20, 2020 at <https://www.sandiego.gov/ceqa/final>.

Copies of the addendum; the Downtown FEIR; the Mitigation, Monitoring and Reporting Program; and any technical appendices may also be reviewed online at the City of San Diego's California Environmental Quality Act webpage, the Downtown Community Plan's webpage (<https://www.sandiego.gov/planning/community/profiles/downtown/eirs>), in the office of the Planning Department, or purchased for the cost of reproduction.

**SEVENTH ADDENDUM TO THE 2006 FINAL ENVIRONMENTAL  
IMPACT REPORT FOR THE SAN DIEGO DOWNTOWN COMMUNITY  
PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND 10<sup>th</sup>  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE  
CITY REDEVELOPMENT PROJECT (SCH NO. 2003041001)**

**FOR THE PROPOSED TAILGATE PARK PROJECT**

**August 2020**

**Prepared by:** The City of San Diego Planning Department  
9485 Aero Drive, M.S. 413  
San Diego, CA 92123



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ATTACHMENT 1 – Mitigation, Monitoring, and Reporting Program

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## **1.0 INTRODUCTION**

This Seventh Addendum (“Addendum”) to the 2006 Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) (“2006 FEIR”) prepared for the City of San Diego (“City”) has been prepared in accordance with the California Environmental Quality Act (“CEQA”) Guidelines Section 15164. The 2006 FEIR, the Final Supplemental Environmental Impact Report (“FSEIR”) for the Downtown San Diego Mobility Plan (SCH No. 2014121002), and subsequent addenda (together comprising the “Downtown FEIR”) are available for review on the Downtown Community Plan’s webpage (<https://www.sandiego.gov/planning/community/profiles/downtown/eirs>) and on the City’s CEQA webpage (<https://www.sandiego.gov/ceqa/final>).

## **1.1 PURPOSE**

This Addendum has been prepared to evaluate the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the Downtown FEIR. CEQA Guidelines Section 15164(a) provides that the lead agency shall prepare an addendum to a previously certified environmental impact report (“EIR”) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Sections 15162 and 15163 calling for preparation of a Supplemental or Subsequent EIR have occurred. The analysis contained within this Addendum conclusively demonstrates that none of the conditions described in CEQA Guidelines Sections 15162 and 15163 have occurred.

## **1.2 BACKGROUND**

On January 30, 2020, the City’s Planning Commission initiated amendments to the General Plan, the Downtown Community Plan (“DCP”), the Centre City Planned District Ordinance (“CCPDO”), and rezoning of the Tailgate Park site. The proposed amendments and rezoning comply with the initiation criteria found in Policy LU-D.10 of the Land Use & Community Planning Element of the General Plan and Section 123.0103 of the San Diego Municipal Code (“SDMC”). The proposed amendments and rezoning would provide consistent zoning regulations for the Tailgate Park site, which will facilitate a proper redevelopment of the property as the blocks will likely be developed under a single development plan in the future.

## **1.3 CEQA REQUIREMENTS**

Pursuant to CEQA Guidelines Section 15164(a), the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR “if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Sections 15162 and 15163 calling for preparation of a subsequent or supplemental EIR have occurred.” These sections of the CEQA Guidelines would require a Subsequent or Supplemental EIR if any of the following conditions apply:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR;
  - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that none of the aforementioned conditions are met, CEQA Guidelines Section 15164(a) states that a Subsequent or Supplemental EIR is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or
- Require that an addendum be prepared.

Based on the results of the Downtown FEIR Consistency Evaluation Checklist prepared for the proposed project, none of the situations which would require a Subsequent or Supplemental EIR as described in CEQA Guidelines Sections 15162 and 15163 apply. Therefore, the decision was made to prepare an addendum (see further discussion in Section 1.6 of this Addendum).

#### **1.4 PREVIOUS ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE**

Consistent with CEQA Guidelines Section 15150, the following documents were used in the preparation of this Addendum and are incorporated herein by reference:

2006 FEIR certified by the Redevelopment Agency (Resolution No. R-04001) and the City of San Diego City Council (“City Council”) (Resolution No. R-301265) on March 14, 2006.

Addendum to the 2006 FEIR for the 11<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (“MMRP”) of the Downtown FEIR certified by the



Redevelopment Agency (Resolution R-04193) and by the City Council (R-302932) on August 3, 2007.

Second Addendum to the 2006 FEIR for Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and MMRP certified by the Redevelopment Agency (Resolution R-04508) and by the City Council (R-305761) on April 23, 2010.

Third Addendum to the 2006 FEIR for Amendments to the Residential Emphasis District Amendments to the Centre City Planned District Ordinance certified by the Redevelopment Agency (Resolution R-04510) and by the City Council (R-305759) on April 21, 2010.

Fourth Addendum to the 2006 FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution R-04544) and the City Council (R-306014) on August 3, 2010.

Fifth Addendum to the 2006 FEIR for amendments to the Centre City Planned District Ordinance establishing an Industrial Buffer Overlay Zone certified by the City Council (Resolution R-308724) on February 12, 2014.

Sixth Addendum to the 2006 FEIR for amendments to the Centre City Planned District Ordinance and the Tenth Amendment to the Centre City Redevelopment Plan for the India and Dates Streets Project approved by the City Council (Resolution R-309115) on July 14, 2014.

Final Supplemental Environmental Impact Report to the 2006 FEIR for the Downtown San Diego Mobility Plan certified by the City Council (Resolution R-310561) on June 21, 2016.

## **1.5 PROJECT DESCRIPTION**

### **Project Location**

The DCP Area includes approximately 1,500 acres of land in the metropolitan core of the City, located in the southwest quadrant of San Diego County. The DCP Area is bounded by Laurel Street and Interstate 5 (“I-5”) on the north; I-5, Commercial Street, 16<sup>th</sup> Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest (see Figure 1). Major north-south access routes to downtown are I-5, State Route (“SR”) 163, and Pacific Highway. The major east-west access route to downtown is SR 94. Surrounding areas include the communities of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the south, and the City of Coronado to the west across San Diego Bay.

Two Planned District Ordinances (“PDOs”) serve as the zoning documents for the DCP Area. PDOs contain regulations with respect to land use, intensity, density, building massing, sun access, architectural design, parking, open space, landscaping, and other development characteristics. The CCPDO applies to all of the DCP Area with the exception of the Gaslamp Quarter PDO area. The proposed project is located in the East Village neighborhood of the DCP Area (see Figure 2).

The proposed project site is an approximately 2.75 acre, two-block site located in the southeast quadrant of the East Village neighborhood bounded by Imperial Avenue and 13<sup>th</sup>, K, and 14<sup>th</sup> streets (“Site”). The current Site serves as half of Tailgate Park, a 1,060 space surface parking lot for ballgames and other events at Petco Park and general parking for the neighborhood, Convention Center, and special events which occur in the neighborhood. It also hosts large special events from time to time. Tailgate Park is owned by the City and is operated by the San Diego Padres under a long-term lease that expires in 2043.

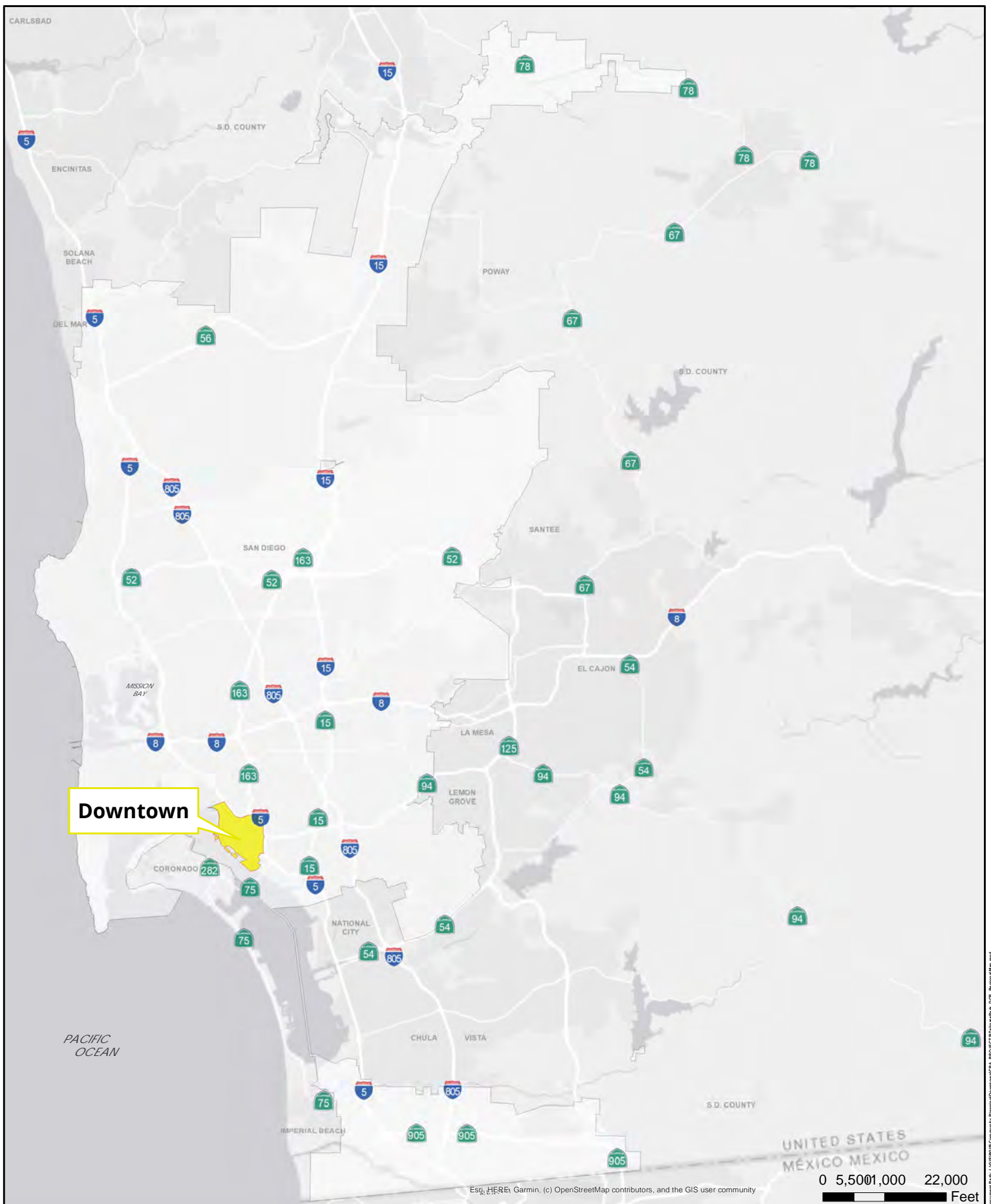
### **Proposed Project**

The proposed project consists of amendments to the General Plan and the DCP and rezoning to the Site. This will ensure that there are consistent zoning regulations for the four-block Tailgate Park site, which will facilitate a proper redevelopment of the property as the Tailgate Park site will likely be developed under a single development plan in the future (see Figures 3 and 4).

The proposed amendments and rezoning would consist of:

1. Changing the land use designations and zoning for the Site from Mixed Commercial to Ballpark Mixed Use District;
2. Changing the overlay zone from Fine Grain to Large Floorplate for the northern block of the Site; and
3. Changing the Floor Area Ratio (“FAR”) limits from Minimum FAR 2.0, Base Maximum FAR 3.0, Maximum FAR 10.0 for the Site to Minimum FAR 4.0, and Maximum FAR 6.5, with the opportunity to increase the FAR on the blocks through a transfer of development rights (“TDR”) from the Petco Park site as may be approved by the City Council in the future.



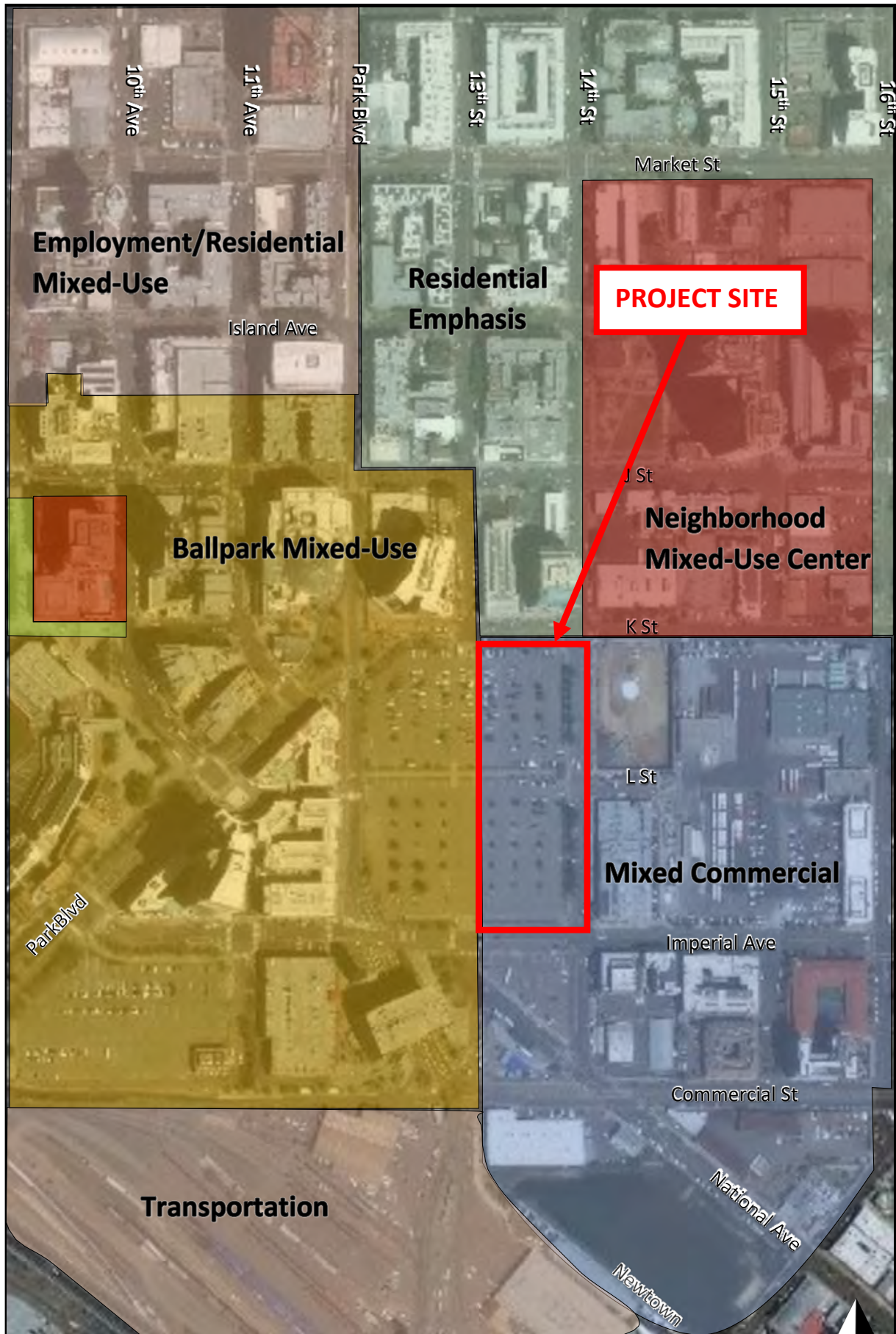




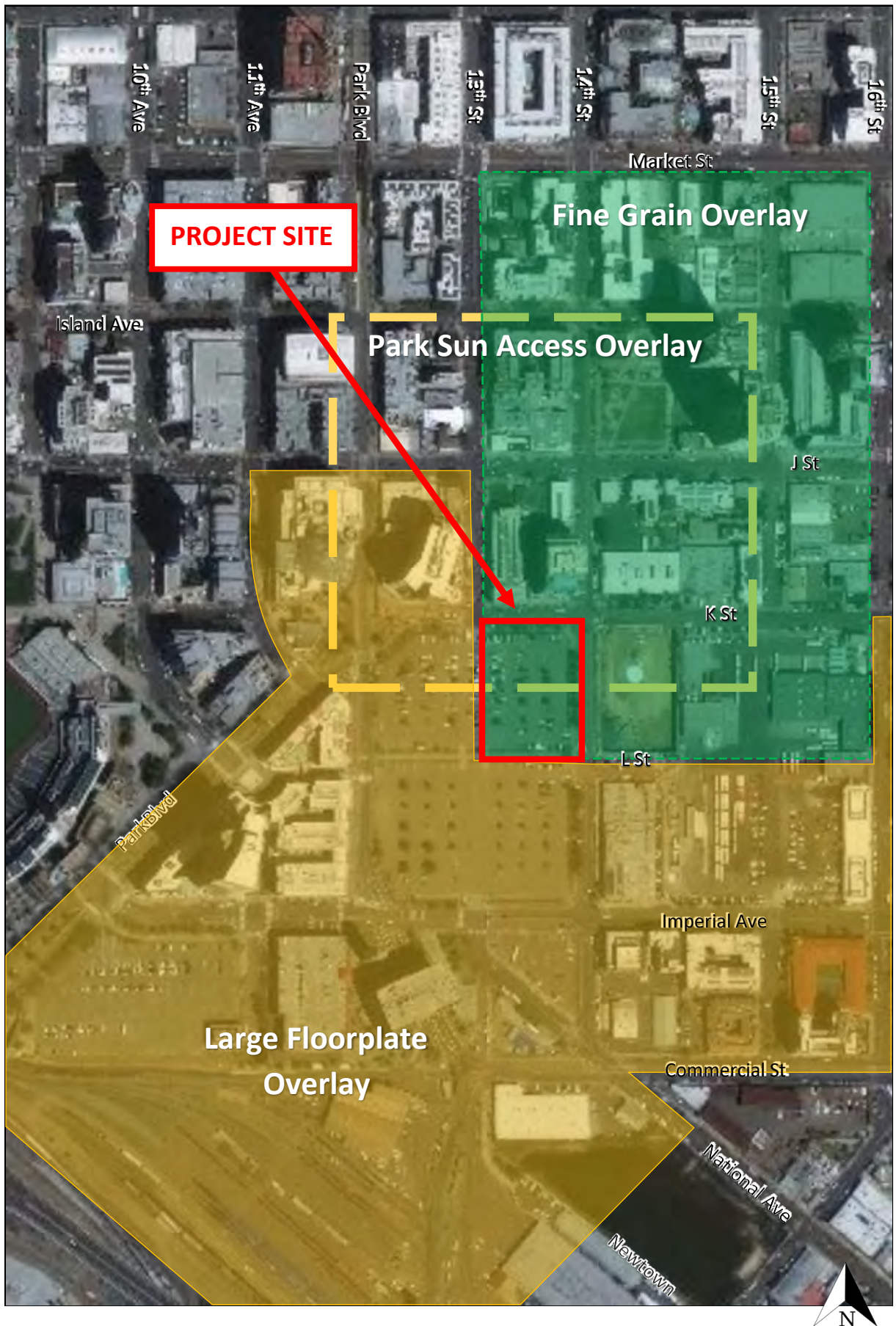


**Figure 2: Tailgate Park Vicinity Map**











Currently, the Tailgate Park site is located within two land use districts and three overlay districts as shown in the chart below:

	<b>Zone</b>	<b>Overlay Zone</b>	<b>Minimum FAR</b>	<b>Base FAR</b>	<b>Maximum FAR</b>
<b>NW Block</b>	Ballpark Mixed Use	Large Floorplate/ Park Sun Access	4.0	6.5	6.5*
<b>SW Block</b>	Ballpark Mixed Use	Large Floorplate	4.0	6.5	6.5*
<b>NE Block</b>	Mixed Commercial	Fine Grain/ Park Sun Access	2.0	3.0	10.0
<b>SE Block</b>	Mixed Commercial	Large Floorplate	2.0	3.0	10.0

\*Potential increase through a TDR from the Petco Park site as potentially approved by the City Council at a future date.

Both land use districts permit the same range of uses, from residential to office, retail, and similar employment uses. The following describes the three existing Overlay Districts:

- Large Floorplate - allows bulkier buildings to accommodate employment uses
- Fine Grain - encourages multiple designs on the same block to create fine grain texture
- Park Sun Access - limits building heights to ensure year-round sun access to public parks

SDMC Section 156.0309(d) (under the CCPDO) Ballpark Mixed Use District states “Within the Ballpark Mixed-Use District, a FAR of 6.5 shall apply. To facilitate ancillary development near Petco Park pursuant to Proposition C passed by the voters in 1998 and Ordinance No. O-18613, transfers may be approved of any portion of the floor area permitted pursuant to this Section from Petco Park to any other property within the Ballpark Mixed-Use District, if (1) the property to which the applicable floor area is transferred is developed pursuant to a common plan or program with property from which the floor area is transferred as approved by the City Council; and (2) appropriate CC&Rs are recorded to memorialize the reallocation of permitted floor areas.”

There is approximately 2,289,092.5 square feet (“SF”) of unallocated excess building area (“FAR”) that is available to transfer from the Ballpark site. While only the two western blocks in the Tailgate Park site are currently located within the Ballpark Mixed-Use District and are therefore eligible for any such transfer, the proposed rezoning of the two eastern blocks into the Ballpark Mixed-Use District would make them eligible for such transfers also. If the proposed rezoning is approved, then all of the excess building area in the Ballpark site could be approved for transfer to the entire Tailgate Park site, as well as other properties within the Ballpark Mixed-Use District, by the City Council under CCPDO Section 156.0309(d). If the entire unallocated building area was transferred only to the Tailgate Park site, a FAR of approximately 16.0 could be achieved..

## **1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND EXPLANATION OF THE DECISION NOT TO PREPARE A SUPPLEMENTAL OR SUBSEQUENT EIR**

As discussed in Section 1.1, the proposed project is an addendum to the Downtown FEIR. This Addendum addresses the potential environmental effects of the proposed project. The proposed project is consistent with the goals and policies of the 2008 City of San Diego General Plan, the DCP, and CCPDO. Based on the analysis in the Downtown FEIR Consistency Determination Checklist (see Section 2.0) prepared as part of this Addendum, the proposed project would not result in any new significant impacts not discussed in the Downtown FEIR, or result in any substantial increases in the severity of impacts identified by the Downtown FEIR. In addition, no new information of substantial importance has become available since the Downtown FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives. Therefore, none of the situations described in CEQA Guidelines Sections 15162 and 15163 apply.

## **1.7 CONCLUSION**

In summary, the analysis concludes that none of the conditions described in CEQA Guidelines Sections 15162 and 15163 requiring preparation of a Subsequent or Supplemental EIR have occurred. Thus, this Addendum to the Downtown FEIR has been prepared in accordance with CEQA Guidelines Section 15164. The proposed project does not introduce new significant environmental effects, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of infeasible mitigation measures or alternatives. Attachment 1 of this Addendum is the MMRP for this project.

## **2.0 DOWNTOWN FEIR CONSISTENCY DETERMINATION CHECKLIST**

This section includes a completed Downtown FEIR Consistency Determination Checklist that evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the Downtown FEIR, subsequent Addendums, and FSEIR referenced in Section 1.4 (Previous Environmental Documents Incorporated by Reference). The checklist indicates how the impacts of the proposed projects relate to the conclusions of the previous environmental documents. As a result, the impacts are classified into one of the following categories:

- Potentially Significant Impact
- Less Than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. The proposed project as described in Section 1.5 (Project Description) would amend the General Plan, DCP, and CCPDO, and would rezone the Site to have consistent zoning regulations. The proposed project would not change the established and intended character of the East Village neighborhood, as envisioned by the approved planning documents and analyzed by the Downtown FEIR.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2.1 AESTHETICS</b>				
<p><b>(a) Would the proposed project have a substantial adverse effect on a scenic vista?</b></p> <p>The DCP identifies views and vistas of San Diego Bay, Balboa Park, parks, and landmark buildings as significant downtown assets. The DCP also identifies view corridors throughout the City, including Park Boulevard south of K street, which is near the proposed project Site. SR 163 – a small portion of which is a State-designated Scenic Highway – is located approximately 0.8 mile from the proposed project Site.</p> <p>The FEIR concluded that buildout of the East Village subdistricts would have a significant impact on views of the San Diego Bay and San Diego-Coronado Bay Bridge. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site. While future development on the proposed project Site would be required to comply with the CCPDO, which implements the DCP’s goals and policies related to protecting view corridors and maintaining views throughout the DCP Area, without project-specific development plans, impacts associated with effects on a scenic vista are not known at this time. Consistent with the analysis in the Downtown FEIR, impacts would be significant and unavoidable. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>	<b>X</b>			
<p><b>(b) Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site. The proposed project Site is currently used as a parking lot, and there are no rock outcroppings or historic buildings onsite. The Downtown FEIR does not identify any distinctive trees in the DCP Area, and all trees onsite are ornamental. Additionally, the nearest state scenic highway, SR 163, is approximately 0.8 mile from</p>				<b>X</b>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the proposed project Site. Thus, implementation of the proposed project would not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway, and no impact would occur.</p> <p>The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(c) Would the proposed project conflict with applicable zoning and other regulations governing scenic quality?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site. No specific development is proposed at this time. Future development on the proposed project Site would be required to comply with the standards in the CCPDO, the Downtown Design Guidelines, and other regulations associated with governing the scenic quality of the area. Thus, the proposed project would not conflict with any applicable zoning or other regulations governing scenic quality, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>(d) Would the proposed project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site. No specific development is proposed at this time. Future development that could occur on the proposed project Site would be required to comply with the applicable outdoor lighting regulations of the SDMC (Section 142.0740) which would require development to minimize negative impacts from light pollution including light trespass, glare, and urban sky glow. In accordance with the California Green Building Standards Code (“CALGreen”), new outdoor lighting fixtures would also be required to minimize light trespass by directing, shielding, or controlling light to keep it from falling onto</p>			X	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>surrounding properties.</p> <p>Pursuant to SDMC Section 156.0312(d)(1), future development onsite that is greater than 75 feet in height is required to prepare a light, glare, and shadow study which will evaluate adverse impacts from the proposed development on the ballpark operations, in order to prevent interference with any sports activities or enjoyment of sports activities occurring within the ballpark. Future development would also be required to comply with SDMC Section 142.0730 to limit the amount of reflective material on the exterior of a building that has a light reflectivity factor greater than 30 percent to a maximum of 50 percent.</p> <p>Through regulatory compliance, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<b>2.2 AGRICULTURE AND FORESTRY RESOURCES</b>				
<p><b>(a) Would the proposed project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</b></p> <p>The proposed project Site is located in an urban downtown environment that does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(b) Would the proposed project conflict with existing zoning for agricultural use, or a Williamson Act contract?</b></p> <p>The proposed project Site does not contain land zoned for agricultural use or land subject to a Williamson Act contract pursuant to Section 51201 of the California Government</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code. Thus, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and no impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(c) Would the proposed project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</b></p> <p>The proposed project Site is not zoned for forest land, timberland, or timberland zoned Timberland Production. Thus, the proposed project would not conflict with existing zoning for, or cause a rezoning of, forest land, timberland, or timberland zoned Timberland Production, and no impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(d) Would the proposed project result in the loss of forest land or conversion of forest land to non-forest use?</b></p> <p>The proposed project Site is located in an urban downtown environment that does not contain forest land. Thus, the proposed project would not result in the loss or conversion of forest land to non-forest use, and no impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(e) Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</b></p> <p>See 2.2(a) and 2.2(d). The proposed project would not result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. No impact would occur. The proposed project would not result in a new</p>				X



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<b>2.3 AIR QUALITY</b>				
<p><b>(a) Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?</b></p> <p>The proposed project Site is located within the San Diego Air Basin (“SDAB”), which is under the jurisdiction of the San Diego Air Pollution Control District (“SDAPCD”). The SDAB is designated as a federal nonattainment area for ozone (O<sub>3</sub>), and a state nonattainment area for O<sub>3</sub>, particulate matter (“PM”) less than 10 microns (“PM<sub>10</sub>”), and PM less than 2.5 microns (“PM<sub>2.5</sub>”). The SDAPCD has developed a Regional Air Quality Strategy (“RAQS”) to achieve the state air quality standards for O<sub>3</sub>, and also implements the SDAB’s portion of the State Implementation Plan (SIP) to achieve the federal air quality standards for O<sub>3</sub>. Development consistent with the DCP would not conflict with regional air quality planning, and would be consistent with the RAQS and SIP.</p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. There is approximately 2,289,092.5 square feet of unallocated excess building area (“FAR”) that is available to transfer from the Ballpark Site to other property located within the Ballpark Mixed-Use District. Under the proposed project, the Site would be rezoned to the Ballpark Mixed-Use District and would be eligible to receive this FAR.</p> <p>The Downtown FEIR concluded that full buildout of the community plan – which accounted for the full FAR on the Ballpark Site – would not result in a conflict with or obstruct implementation of the applicable air quality plan. Furthermore, the RAQS – which were last updated in 2016 – include the population projections of the DCP. Even if the proposed project Site were to receive the unallocated FAR and future development on the proposed project Site would involve a component that could increase the population within the area, the potential increase in population has already been accounted for in the RAQS and SIP. Thus, the proposed project would not conflict with or obstruct implementation of</p>			<b>X</b>	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
applicable air quality plans, and impacts would be less than significant and similar to the Downtown FEIR. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Construction activities associated with future development of the Site could expose surrounding sensitive receptors to substantial air contaminants associated with the use of construction equipment and the generation of dust. Future development would be required to adhere to all existing State, City, and SDAPCD rules and regulations during construction to protect air quality including, but not limited to, the California Airborne Toxics Control Measure, the City's Grading Permit Procedures, and SDAPCD Rules 50, 51, 52, 54, 55, and 67.0.1. Additionally, future development would be required to implement Downtown FEIR Mitigation Measure AQ-B.1-1 to mitigate potential effects from dust and construction equipment engine emissions. Compliance with all State, City, and local regulations, as well as FEIR Mitigation Measure AQ-B.1-1 would ensure that impacts remain less than significant, and similar to the Downtown FEIR.</p> <p>Operational emissions associated with future development on the proposed project Site include mobile and area source emissions – such as the use of natural gas, landscaping equipment, fireplaces, and consumer products. There are no specific developments proposed at this time and the proposed amendments do not include modifications that would allow for a different or greater intensity of development within the DCP Area other than those assumed in the FEIR (see 2.3[a]). The Downtown FEIR concluded that the direct impacts of mobile source emissions resulting from buildout of the DCP would be less than significant. Thus, it is anticipated that the direct impacts of mobile source emissions under the proposed project would also be less than significant, and similar to</p>	X			

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>what was evaluated in the Downtown FEIR as the proposed project would not change the mobility network of the area. However, the Downtown FEIR concluded that cumulative air quality impacts associated with mobile source emissions would be significant and unavoidable, and it is anticipated that cumulative air quality impacts associated with the proposed project would also be significant and unavoidable.</p> <p>Stationary source emissions from future development of the proposed project Site are also likely to be less than significant as the types of developments that could be implemented are not typically associated with major sources of stationary source emissions.</p> <p>The proposed project would not result in a new significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(c) Would the proposed project expose sensitive receptors to substantial pollutant concentrations?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Future construction activities on the proposed project Site could expose nearby sensitive receptors to pollutant concentrations including toxic air contaminants (“TACs”) such as diesel particulate matter (“DPM”) – a known carcinogen – from the use of on- and off-site heavy-duty equipment. While future construction activities are unknown at this time, the generation of DPM from construction projects typically occurs in a single area for a short period. According to the Office of Environmental Health Hazard Assessment (“OEHHA”), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Thus, if the duration of proposed construction activities near any specific sensitive receptors were a year, the exposure would be three percent of the total exposure period used for health risk calculation. Considering this information, the highly dispersive nature of DPM, required compliance with SDAPCD air quality rules, and the fact that construction activities would occur intermittently,</p>		X		



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>DPM generated by construction is not expected to create conditions where the probability is greater than 10 in 1 million of developing cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic toxic air contaminants that exceed a Hazard Index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of the United States Environmental Protection Agency (“USEPA”) and the California Air Resources Board (“CARB”) requirements for cleaner fuels; off road diesel engine retrofits; and new, low-emission diesel engine types; the DPM emissions of individual equipment would be substantially reduced over the years as buildout continues. Future development would also be required to implement Downtown FEIR Mitigation Measure AQ-B.1-1 to mitigate potential effects from dust and construction equipment engine emissions. Therefore, impacts related to the exposure of sensitive receptors to construction toxic air emissions would be less than significant.</p> <p>Generally, stationary sources that emit TACs include gasoline stations, power plants, dry cleaners, and other commercial and industrial uses. While no specific developments are proposed at this time, it is possible that future development could include a dry cleaner, gas station, or other commercial use that emits TACs. The Downtown FEIR acknowledged that dry cleaners and gas stations would continue to be placed in proximity to sensitive receptors given the mixed use philosophy of the DCP, but that this would not result in a significant impact. Since the land use designation of the proposed development is compatible with the land use designation assumed in the Downtown FEIR analysis, the proposed project would not expose sensitive receptors to a level of air contaminants beyond the level assumed by the Downtown FEIR. Additionally, the project is not located near any industrial activities and therefore would not be impacted by any emissions associated with such activities. Therefore, impacts related to stationary source emissions would be less than significant.</p> <p>In April 2005, CARB published the Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005). The handbook makes recommendations directed at protecting sensitive land uses from air pollutant emissions while balancing a myriad of other land use issues (e.g., housing, transportation needs, economics, etc.). The handbook is not</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>regulatory or binding on local agencies and the application takes a qualitative approach. As reflected in the CARB Handbook, there is currently no adopted standard for the significance of health effects from mobile sources. Therefore, the CARB has provided guidelines for the siting of land uses near heavily traveled roadways. Of pertinence to this study, the CARB guidelines recommend that siting new sensitive land uses within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day should be avoided. However, CARB notes that these recommendations are advisory and should not be interpreted as defined “buffer zones,” and that local agencies must balance other considerations such as transportation needs, the benefits of urban infill, community economic development priorities, and other quality-of-life issues. CARB’s position is that infill, mixed-use, higher density, transit-oriented development and other concepts that benefit regional air quality can be compatible with protecting the health of individuals at the neighborhood level. The proposed project Site is more than 1,000 feet away from the closest freeway and the proposed amendments would change the land use designation, overlay zone, and zoning of the proposed project Site to create a mixed used, vehicle miles traveled (“VMT”) efficient urban landscape. Thus, the proposed project is consistent with the goals of the CARB handbook and would not expose sensitive receptors to substantial mobile source emissions; impacts would be less than significant.</p> <p>The Downtown FEIR concluded that development of the DCP would not result in localized carbon monoxide (“CO”) hotspots at any intersection within the DCP Area. The SDAB is currently a federal and state attainment area for CO. The Sacramento Metropolitan Air Quality Management District (“SMAQMD”), which experiences similar CO concentrations to the SDAB, has developed a significance threshold whereby intersections that experience more than 31,600 vehicles per hour could develop a localized CO hotspot. Although no specific developments are proposed at this time, it is not anticipated that traffic associated with future development on the proposed project Site would increase nearby intersection volumes to more than 31,600 cars per hour. Thus, impacts associated with localized CO hotspots would be less than significant.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project would not result in a new significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(d) Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project would change the zoning of the project Site to Ballpark Mixed Use, which could allow for the development of eating and drinking establishments, hotels, offices, research and development facilities, cultural and residential uses, live/work uses, and parking on the site. The types of facilities that could be built on the proposed project Site are not expected to result in objectionable odors. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant. The proposed project would not result in a new significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<b>2.4 BIOLOGICAL RESOURCES</b>				
<p><b>(a) Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</b></p> <p>The proposed project Site is located in a developed, urbanized area of Downtown, and there are no candidate, sensitive, or special status species within the area. Thus the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (“CDFW”) or U.S. Fish and Wildlife Service (“USFWS”). No impact would occur. The proposed project would not result in a new</p>				X



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</b></p> <p>The proposed project Site does not contain any riparian habitat or other sensitive natural community. Thus the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFW or USFWS, and no impact would occur. The proposed project would not result in a new significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(c) Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</b></p> <p>The proposed project Site does not contain any state or federally protected wetlands, including marsh lands, vernal pools, and coastal wetlands. Thus, the proposed project would not result in the direct removal, filling, or hydrological interruption of any state or federally protected wetlands, and no impact would occur. The proposed project would not result in a new significant impact nor substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(d) Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</b></p> <p>The proposed project Site does not contain any water bodies that hold native or migratory fish, nor does it have any native wildlife nursery sites. The proposed project site is also not located in an established native resident or migratory wildlife</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
corridor. Thus, no impact would occur with implementation of the proposed project. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(e) Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</b></p> <p>As discussed in 2.4(a) and 2.4(b), the proposed project Site does not contain any sensitive species or habitats, and there are no distinctive or landmark trees or stand of mature trees onsite. Thus, implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(f) Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</b></p> <p>The proposed project Site does not contain any sensitive species or habitats as discussed in 2.4(a) and 2.4(b), and is not located within the City's Multi-Habitat Planning Area ("MHPA"). Future development that occurs onsite would comply with all local, State, and federal regulations protecting sensitive biological resources including the Migratory Bird Treaty Act and the State and federal Endangered Species Act, as applicable. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and there would be no impact. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<b>2.5 CULTURAL RESOURCES</b>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>(a) Would the proposed project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?</b></p> <p>The proposed project Site is currently used as a parking lot, and there are no historical resources onsite as defined in CEQA Guidelines Section 15064.5. Although no specific development is proposed at this time, future development that could occur onsite would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. No impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(b) Would the proposed project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?</b></p> <p>The likelihood of encountering archaeological resources is greatest for projects that include grading and/or excavation of areas on which past grading and/or excavation activities have been minimal (e.g., vacant sites and surface parking lots). Since archaeological resources have been found within inches of the ground surface in the DCP Area, even minimal grading activities can impact these resources.</p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone of the project Site, and no specific development projects are proposed at this time. Although the Site has already been disturbed to allow for the construction of the existing parking lot, excavation, demolition, and surface clearance activities associated with the construction of any future development onsite could have potentially adverse impacts to archaeological resources. Implementation of Downtown FEIR Mitigation Measure HIST-B.1-1 would minimize, but not fully mitigate, these impacts. Since the potential for archaeological resources on the proposed project Site cannot be confirmed until site excavation and grading are conducted, the exact nature and extent of impacts is unknown, and implementation of HIST-B.1-1 may or may not be sufficient to reduce project-level impacts to below a level of significance. Therefore, impacts would remain significant and unavoidable. The proposed project would not result in a new</p>	X			



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(c) Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?</b></p> <p>See 2.5(b). While there are no formal historic cemeteries or recorded prehistoric or historic burials in the DCP Area, the Downtown FEIR acknowledges that the potential for encountering human remains during future construction activities is possible.</p> <p>Although the potential for encountering human remains is considered low, and the proposed project does not propose a specific development, construction activities associated with future development that could occur onsite could disturb any unknown subsurface human remains, including those interred outside of formal cemeteries. Implementation of Downtown FEIR Mitigation Measure HIST-B.1-1 would minimize, but not fully mitigate, these impacts. Since the potential for human remains on the proposed project site cannot be confirmed until site excavation and grading are conducted, the exact nature and extent of impacts is unknown, and implementation of HIST-B.1-1 may or may not be sufficient to reduce project-level impacts to below a level of significance. Therefore, impacts would remain significant and unavoidable. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>	<b>X</b>			
<b>2.6 ENERGY</b>				
<p><b>a) Would the proposed project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone of the project Site, and no specific development projects are proposed at this time.</p> <p><b><u>Construction-Related Energy Use</u></b></p>			<b>X</b>	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Although the exact details of the projects that could be implemented in accordance with the proposed project are not known at this time, there are no known conditions on the project Site that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. Transportation-energy usage would also occur during the construction phase of any future development, but there are no conditions onsite that would require an excessive amount of fuel-energy consumption. Therefore, the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during any future project construction. Impacts would be less than significant.</p> <p><b><u>Operational Energy Use</u></b></p> <p>The FEIR concluded that meeting the energy needs of future development in the DCP Area would not result in any physical changes which could impact the environment.</p> <p>Although the proposed project does not propose any specific development at this time, future development that could occur onsite would be required to meet the mandatory energy requirements of CALGreen and the California Energy Code (CCR Title 24, Part 6) in effect at the time of issuance of a building permit. Adherence to these mandatory energy requirements would reduce future operational impacts related to energy resources. Therefore, the proposed project would not result in a potentially significant environmental impact due to the wasteful, inefficient, or unnecessary consumption of energy resources during any future project operation. Impacts would be less than significant.</p> <p>The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>b) Would the proposed project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone of the project Site; no specific development projects are proposed at this time. Future development that</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>could occur onsite would be required to meet the mandatory energy requirements of CALGreen and the California Energy Code in effect at the time of development, which would require development to meet energy efficiencies associated with building heating, ventilation and air conditioning mechanical systems; water heating systems; and lighting. Additionally, rebate and incentive programs that promote the installation and use of energy-efficient plug-in appliances and lighting would be available as incentives for future development.</p> <p>The DCP also includes sustainable design policies that support the development of energy-efficient buildings and encourage the use of energy conserving techniques and strategies (Policies 5.8-P-1 and 5.8-P-5). Adherence to mandatory energy requirements and regulations, as well as DCP policies promoting sustainable designs, would ensure that future development would meet targeted energy goals. Thus, implementation of the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<b>2.7 GEOLOGY AND SOILS</b>				
<p><b>(a) Would the proposed project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</b></p> <ul style="list-style-type: none"> <li><b>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</b></li> <li><b>ii) Strong seismic ground shaking?</b></li> <li><b>iii) Seismic-related ground failure, including liquefaction?</b></li> <li><b>iv) Landslides?</b></li> </ul> <p>The proposed project Site is located in a seismically active region and lies within the Downtown Special Fault Zone as identified by the City's Seismic Safety Study. The project site is also located within a mile or so of the Rose Canyon Fault</p>			<b>X</b>	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Zone, which is an active Alquist-Priolo Earthquake Fault. The City's Seismic Safety Study labels the Downtown Special Fault Zone as an area with a moderate to high relative risk of ground rupture. The Downtown FEIR concluded that there was a low potential for landslides to occur given the DCP Area's flat topography. The proposed project Site is not located in a liquefaction zone.</p> <p>The proposed project involves a Community Plan amendment to change the land use designation, zoning, and overlay zone of the project Site; it does not propose any specific development. Pursuant to SDMC Section 145.1803 et. seq., future development that occurs on the proposed project Site would be required to prepare a site-specific geotechnical investigation in accordance with the Alquist-Priolo Earthquake Zoning Act, California Geological Survey Note 49, which requires trenching or borings to evaluate site conditions. The California Building Code ("CBC") requires that new building cannot be located over active faults and setbacks (typically 50 feet) must be provided. These requirements would be implemented during future project review associated with future development.</p> <p>Pursuant to SDMC Section 145.1803(a)(2), no building permit will be issued for construction where the geotechnical investigation report establishes that the construction of buildings or structures would be unsafe because of geologic hazards. Future development would be required to comply with the SDMC and the CBC, which include design criteria for seismic loading and other geologic hazards and require that a geotechnical investigation be conducted for all new structures, additions to existing structures, or whenever the occupancy classification of a building changes to a higher relative hazard category (SDMC Section 145.1803). Additionally, the seismic design of any future development on the proposed project Site would be evaluated in accordance with the CBC and City standards to ensure a reduced risk to future structures from strong seismic ground shaking. Seismic design of future structures would be evaluated in accordance with the most recently updated Building Code in effect at the time of development.</p> <p>Future development located over a delineated earthquake fault zone would be required to conform with state and local regulatory standards, and would be required to prepare a site-</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>specific geologic report and fault study that provides provisions to reduce the potential impacts associated with seismic hazards. Where the geotechnical investigations identify potential geologic hazards, including potential for surface fault rupture, liquefaction, or ground failure, the reports are required to include appropriate recommendations for hazard mitigation to be incorporated into the design of the project before issuance of a building permit. Thus, while the proposed project Site could be subject to seismic events, potential hazards associated with ground shaking and seismically induced hazards such as surface fault rupture, ground failure, liquefaction, and landslides would be reduced to a less than significant level through regulatory compliance and through implementation of the recommendations contained in the site-specific geotechnical report associated with future development. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(b) Would the proposed project result in substantial soil erosion or the loss of topsoil?</b></p> <p>The proposed project involves a Community Plan amendment to change the land use designation, zoning, and overlay zone of the project Site; it does not propose any specific development. Future development that could occur on the project Site could involve construction and grading activities that could temporarily expose topsoil and increase soil erosion from water and wind as well as potential runoff.</p> <p>SDMC Section 142.0146 requires grading work to incorporate erosion and siltation control measures in accordance with SDMC Chapter 14, Article 2, Division 4 (Landscape Regulations) and the standards established in City's the Land Development Manual ("LDM"). The regulations prohibit sediment and pollutants from leaving the worksite and require the property owner to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures such as those outlined in SDMC Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations).</p> <p>Conformance to these mandated City grading requirements would ensure that construction and grading activities</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>associated with any future development on the proposed project Site would avoid significant soil erosion impacts. Additionally, future development that involves clearing, grading, or excavation that causes soil disturbance of one or more acres, or any project involving less than one acre that is part of a larger development plan, is subject to the National Pollutant Discharge Elimination System (“NPDES”) General Construction Storm Water Permit provisions. Future development that would result in one or more acres of ground disturbance would be required to prepare and implement a Storm Water Pollution Prevention Plan (“SWPPP”) that would consider the full range of erosion control Best Management Practices (“BMPs”), including any additional site-specific and seasonal conditions. Mandatory compliance with the SDMC and NPDES grading requirements would ensure that future development would not result in substantial erosion or the loss of topsoil, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(c) Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project site is not located in a landslide or liquefaction zone, and it is not anticipated that future development on the Site would result in on or off-site landslides or liquefaction. Nevertheless, future development on the project Site would be required to prepare a geotechnical investigation pursuant to the CBC and SDMC Section 145.1803, and implement the recommendations contained within this site-specific investigation to mitigate all geologic hazards associated with the Site. Adherence to the existing regulatory framework and implementation of all the recommendations contained within the site-specific geotechnical investigation would ensure that impacts associated with on or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than</p>			X	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(d) Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Future development that occurs on the project site would be required to prepare a geotechnical investigation pursuant to the CBC and SDMC Section 145.1803, and implement the recommendations contained within this investigation to mitigate all geologic hazards associated with the site. Adherence to the existing regulatory framework and implementation of all the recommendations contained within the site-specific geotechnical investigation would ensure that impacts associated with expansive soils would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>(e) Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project Site is located in a developed, urbanized area of Downtown, and it is not anticipated that future development on the project Site would require the use of septic tanks or alternative waste water disposal systems. Thus, impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>(f) Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project Site is underlain by the Bay Point Formation, which is assigned a high paleontological resource sensitivity. The Downtown FEIR found that future construction activities which involve grading or excavation beyond a depth of 1-3 feet could result in potentially adverse impacts to paleontological resources. The FEIR concluded that implementation of Mitigation Measure PAL-A.1-1 would reduce potentially significant impacts to paleontological resources to a less than significant level.</p> <p>Pursuant to SDMC Section 142.0151, future grading activities on the project Site that involve 1,000 cubic yards or greater, and 10 feet or greater in depth in a High Resource Potential Geologic Deposit/Formation/Rock Unit; or that involve 2,000 cubic yards or greater, and 10 feet or greater in depth in a Moderate Resource Potential Geologic Deposit/Formation/Rock Unit; or that occur on a fossil recovery site or within 100 feet of a mapped location of a fossil recovery site would require paleontological monitoring in accordance with the General Grading Guidelines for Paleontological Resources as described in the City's LDM.</p> <p>If paleontological resources are discovered during grading, grading activities in the area of discovery would cease until a qualified paleontological monitor has observed the discovery, and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources. The General Grading Guidelines for Paleontological Resources require the placement of a standard monitoring requirement on all grading plans to ensure paleontological monitoring is implemented and define the steps to be taken to ensure significant paleontological resources are recovered, recorded, and curated, in the event resources are encountered. Implementation of the General Grading Guidelines for Paleontological Resources, as required by the SDMC, would ensure that impacts to paleontological resources would be less than significant. The proposed project would not result in a</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
new significant impact nor a substantial increase in the severity of impacts from that described in the FEIR. Based on the analysis above, Mitigation Measure PAL-A.1-1 has been removed from the final MMRP for the Downtown FEIR.				
<b>2.8 HAZARDS &amp; HAZARDOUS MATERIALS</b>				
<p><b>(a) Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</b></p> <p>The proposed project would rezone the project Site to Ballpark Mixed Use, which would allow for the development of eating and drinking establishments, hotels, offices, research and development facilities, cultural and residential uses, live/work uses, and parking on the site. Construction activities associated with future development on the project Site could require the use of hazardous materials (e.g. fuels, lubricants, solvents, etc.), which would require proper storage, handling, use, and disposal. However, given the types of development that could occur onsite, it is not anticipated that the operation of these uses would result in the routine transport, use, or disposal of hazardous materials. Although small amounts of hazardous materials could be used for cleaning and maintenance, compliance with applicable federal, State, and local laws and regulations would ensure that regulated hazardous materials are handled and disposed of properly, and that no hazards would result during the long-term operation of any future development. Adherence to the existing regulatory framework would ensure that impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			<b>X</b>	
<p><b>(b) Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</b></p> <p>See 2.8(a). The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Future development</p>			<b>X</b>	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>would be required to comply with all applicable local, State, and federal regulations associated with the handling and disposal of hazardous waste during both construction and operational activities. Compliance with the regulations would ensure that impacts are less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(c) Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</b></p> <p>The proposed project Site is located approximately 0.5 mile from the closest school (the Charter School of San Diego). Under the proposed project, the project Site would be rezoned to Ballpark Mixed Use, which could allow for the development of eating and drinking establishments, hotels, offices, research and development facilities, cultural and residential uses, live/work uses, and parking on the site. While uses allowed under the proposed land use designation and zoning may handle some amount of hazardous materials on a regular basis, they are not anticipated to result in hazardous emissions or exposure to acutely hazardous materials. In accordance with City, State, and federal requirements, any new development that involves contaminated property onsite would necessitate the clean-up and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted to occur at a contaminated site until a “no further” clearance letter from the County of San Diego’s (“County”) Department of Environmental Health (“DEH”) is received, or a similar determination is issued by the San Diego Fire-Rescue Department (“SDFD”), the Department of Toxic Substance Control (“DTSC”), the Regional Water Quality Control Board (“RWQCB”), or other responsible agency. Through regulatory compliance, potential impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>(d) Would the proposed project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</b></p> <p>A search of the Geotracker and Envirostor databases revealed two leaky underground storage tank (LUST) cases on the Tailgate Park site. These two cases are closed. The proposed project Site is not on the Cortese List. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Any future development that involves contaminated property would necessitate the clean-up and/or remediation of the property in accordance with all applicable local, state, and federal regulations. If contamination is found onsite, no construction would be permitted at the project site until a “no further action” clearance letter is received from the County’s DEH, or a similar determination is issued by the SDFD, DTSC, RWQCB, or other responsible agency. Thus, impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the proposed project result in a safety hazard or excessive noise for people residing or working in the project area?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project site; no specific developments are proposed at this time.</p> <p>The proposed project site is located in San Diego International Airport’s (“SDIA”) Airport Influence Area (AIA) Review Area 2. Review Area 2 is defined by the combination of the airspace protection and overflight boundaries beyond Review Area 1. Only airspace protection and overflight policies and standards apply within Review Area 2. Review by the Airport Land Use Commission (“ALUC”) is required for land use plans and regulations</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>within Review Area 2 that propose an increase in height limits; and for land use projects that have received from the Federal Aviation Administration (“FAA”) a Notice of Presumed Hazard, a Determination of Hazard or a Determination of No Hazard subject to conditions, limitations or marking and lighting requirements, and/or would create a hazard (i.e. glare, lighting, electromagnetic interference, etc.). Future development on the project Site would be required by SDMC Sections 132.0207, 132.1515, and 132.1520 to obtain an FAA Determination of No Hazard at the time of a building permit application if the project would exceed the Part 77 Notification Surfaces. Future development may also be required to record an overflight notification agreement with the Office of the County Recorder if development occurs within the overflight notification area for SDIA. Additionally, the DCP includes goals and policies that would require consistency with the SDIA ALUCP. Consistent with the analysis in the Downtown FEIR, safety hazard impacts associated with SDIA would be less than significant as future development would be required to show compatibility with the requirements of the ALUCP, the SDMC, and associated FAA requirements. The proposed project Site lies outside of the noise contours for SDIA; thus, impacts associated with excessive noise would be less than significant.</p> <p>The proposed project Site is also located in the Airspace Protection Boundary of Naval Air Station North Island (“NASNI”). The airspace protection and flight safety policies and standards listed within the NASNI ALUCP apply to proposed land use projects that are within the airspace protection boundary. Pursuant to the NASNI ALUCP, proposed land use projects must notify the FAA and file a Notice of Proposed Construction or Alteration (FAA Form 7460-1) if they meet the criteria defined in the FAA Notice Criteria Tool, or if the proposed development involves structures or objects taller than 200 feet (14 CFR Section 77.9[a]). Adherence to the existing regulatory framework and the policies within the NASNI ALUCP would ensure that safety hazard impacts associated with NASNI would be less than significant. The proposed project Site lies outside of the noise contours for NASNI; thus, impacts associated with excessive noise would be less than significant.</p>				



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(f) Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</b></p> <p>The San Diego County Emergency Operations Plan (“OEP”; County of San Diego 2018) identifies a broad range of potential hazards and a response plan for public protection. Additionally, the County of San Diego Multijurisdictional Hazard Mitigation Plan (“MJHMP”), revised in 2017, provides methods to help minimize damage caused by natural and man-made disasters. The FEIR concluded that continued coordination between the City and the San Diego County Office of Emergency Services (“OES”) to update and implement the emergency response plans would assure adequate response to emergencies. Thus, the proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>(g) Would the proposed project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</b></p> <p>The proposed project Site is located in a developed, urbanized area of Downtown, and is not identified as a fire hazard zone of State or local responsibility nor is it classified as a very high fire hazard severity zone. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone of the project Site, and no specific development projects are proposed at this time. Nevertheless, future development on the project Site would comply with all applicable local, State, and federal regulations related to wildland fires including, but not limited to, the City’s General Plan, the 2010 California Fire Code, SDMC Section 145.07, and Chapter 7 of the CBC. Adherence to the existing regulatory framework would reduce the risk of fire from surrounding areas, and impacts would be less than significant. The proposed project would not result in a new</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<b>2.9 HYDROLOGY &amp; WATER QUALITY</b>				
<p><b>(a) Would the proposed project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project Site currently serves as a surface parking lot, and it is anticipated that redevelopment of the Site would not increase the amount of impervious surfaces and associated runoff onsite. Future development on the project Site would be required to comply with the current NPDES permit, which requires the retention and/or treatment of storm water through implementation of BMPs. Additionally, pursuant to the City's storm water regulations, all projects are subject to certain minimum storm water requirements to protect water quality, including the implementation of storm water BMPs that include site design, source control, and treatment control practices. Implementation of these storm water BMPs would reduce the amount of pollutants transported from the project Site to receiving waters. Thus, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>(b) Would the proposed project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Based on the Water Quality Control Plan for the San Diego Basin (City of San Diego 2016), most of the groundwater in the region has been extensively</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>developed, and the availability of potential future uses of groundwater resources is limited. It is not anticipated that future development on the project Site would include or require the extraction of groundwater such that it would increase groundwater supplies, nor would it include any features that would impede sustainable groundwater management of the basin. Thus, impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(c) Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</b></p> <ul style="list-style-type: none"> <li><b>i) Result in a substantial erosion or siltation on- or off-site;</b></li> <li><b>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</b></li> <li><b>iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</b></li> <li><b>iv) Impede or redirect flood flows?</b></li> </ul> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zones on the project Site; no specific developments are proposed at this time. The proposed project Site is located in a developed, urbanized area of Downtown and it does not have any streams or rivers. The proposed project Site is also not located within a 100-year floodplain.</p> <p>Future development on the project Site would be required to comply with local and regional storm water regulations including the NPDES permit requirements requiring the regulation of pollutant discharge. Preparation and implementation of a SWPPP that identifies construction BMPs would be required for any future development that involves one or more acres of ground disturbance. Additionally, future development would also be required to</p>			<b>X</b>	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>comply with permanent and construction storm water quality requirements contained in the City’s Storm Water Standards Manual, including hydromodification management. Adherence to the requirements in the City’s Storm Water Standards Manual would ensure that future projects are designed such that there would be no measurable increase of pollution (including sediment) in runoff from the Site, no slope erosion, water velocity moving off-site would not be greater than preconstruction levels, and development would preserve the natural hydraulic features and riparian buffers. Future development would also be required to implement Low Impact Development (“LID”) practices, such as the incorporation of bioretention areas, pervious pavements, cisterns, and/or rain barrels, which would improve surface drainage conditions or, at a minimum, not exacerbate flooding or cause erosion. Landscaping, as well as pervious pavements used in lieu of standard pavement, would increase infiltration and reduce urban pollutants. Any drainage facilities that are developed onsite would be designed in compliance with the City’s Drainage Design Manual, which would help avoid drainage-related impacts. Through compliance with the existing regulatory framework, impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(d) In flood hazard, tsunami, or seiche zones, would the proposed project risk release of pollutants due to project inundation?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. The proposed project Site is not located in a tsunami or seiche zone, and is also not within a 100-year floodplain. The proposed project would not risk release of pollutants due to project inundation from a flood hazard, tsunami, or seiche, and impacts would be less than insignificant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>(e) Would the proposed project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the project Site; no specific developments are proposed at this time. Based on the Water Quality Control Plan for the San Diego Basin (City of San Diego 2016), most of the groundwater in the region has been extensively developed, and the availability of potential future uses of groundwater resources is limited. It is not anticipated that future development on the project Site would include or require the extraction of groundwater. Thus, the proposed project would not conflict with or obstruct implementation of a sustainable groundwater management plan, and impacts would be less than significant.</p> <p>Future development on the proposed project Site would be required to comply with all storm water regulations that protect water quality and support the infiltration of storm water runoff. The Downtown FEIR concluded that implementation of the goals and policies of the DCP which aim to reduce the amount of urban storm water runoff entering the San Diego Bay and improve the quality of storm water as it enters the storm drain system would not undermine the efficacy of the RWQCB's Water Quality Control Plan. Thus, the proposed would not conflict with or obstruct implementation of a water quality control plan, and impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<b>2.10 LAND USE AND PLANNING</b>				
<p><b>(a) Would the proposed project physically divide an established community?</b></p> <p>No features or structures of the proposed project would physically divide an established community; rather, future development would be an amenity to the East Village neighborhood by providing additional housing and/or commercial space to the Ballpark Mixed-Use District. The proposed project would not include any greater intensity of</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
development or permit any new or additional uses other than that which is assumed in the Downtown FEIR. Therefore, no significant direct or cumulative impacts associated with this issue would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Would the proposed project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</b></p> <p>The amendments to the General Plan and the DCP include the following:</p> <ol style="list-style-type: none"> <li>1) Changing the land use designations and zoning for the Site (the two eastern blocks of Tailgate Park) from Mixed Commercial to Ballpark Mixed-Use District.</li> <li>2) Changing the overlay zone from Fine Grain to Large Floorplate for the northern block of the Site.</li> <li>3) Changing the FAR limits from Minimum FAR 2.0, Base Maximum FAR 3.0, Maximum FAR 10.0 for the Site to Minimum FAR 4.0 and Maximum FAR 6.5, with the opportunity to increase the FAR on the blocks through a TDR from the Petco Park site as may be approved by the City Council.</li> </ol> <p>Both land use districts permit the same range of uses, from residential to office, retail, and similar employment uses.</p> <p>The following describes the three Overlay Districts:</p> <p><b>Large Floorplate</b> - allows bulkier buildings to accommodate employment uses</p> <p><b>Fine Grain</b> - encourages multiple designs on the same block to create fine grain texture</p> <p><b>Park Sun Access</b> - limits building heights to protect sun access to public parks</p> <p>Currently the blocks can accommodate a range from 6.0 Base Max FAR to 10.0 Max FAR. While the proposed change sets a 6.5 Max FAR, it can be exceeded within the proposed Ballpark Mixed-Use District through a transfer of excess FAR from the Ballpark site. The Downtown FEIR fully analyzed</p>				X



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																				
<p>build-out of the DCP including the permitted FARs. As the change of the two blocks would allow for a slight redistribution of the permitted intensity from just the western two blocks of Tailgate Park to the entire four block site, the amount the FAR that can be increased is the same (governed by the excess FAR from Petco Park).</p> <table><tr><th></th><th>Min FAR</th><th>Max Base FAR</th><th>Max FAR</th></tr><tr><td>NW Block</td><td>4.0</td><td>6.5</td><td>6.5</td></tr><tr><td>SW Block</td><td>4.0</td><td>6.5</td><td>6.5</td></tr><tr><td>NE Block</td><td>2.0</td><td>3.0</td><td>10.0</td></tr><tr><td>SE Block</td><td>2.0</td><td>3.0</td><td>10.0</td></tr></table> <p>The proposed amendments will facilitate a proper redevelopment of the Tailgate Park property as the blocks will likely be developed under a single development plan in the future.</p> <p>The permitted uses in the existing and proposed zoning are essentially the same while the land use reclassifications would allow for a master plan development of four significant blocks in Downtown. The General Plan Land Use &amp; Community Planning Element (Policy LU-A.1) states that Downtown should maintain and enhance its role as the major business center in the region and encourages its development as a major urban residential center. The General Plan seeks the largest concentration of high-density multifamily housing in the region and further intensification of employment uses.</p> <p>The proposed amendments would bring the entire site into the Large Floorplate Overlay designation which allows large floor plates and bulkier buildings at upper levels to accommodate employment uses. The zoning will allow the appropriate high-intensity development envisioned in the DCP to grow East Village into a neighborhood of approximately 46,000 residents and 39,000 workers.</p> <p>The application of uniform, flexible zoning across the site and the two blocks to the west will allow for proper planning and will maximize the ability to appropriately develop the Tailgate Park site to meet population and employment goals of the DCP with respect to the East Village neighborhood. The uniform zoning will allow for the transfer of additional FAR beyond the maximum 6.5 FAR for appropriate development as approved by the City Council, allowing for a</p>		Min FAR	Max Base FAR	Max FAR	NW Block	4.0	6.5	6.5	SW Block	4.0	6.5	6.5	NE Block	2.0	3.0	10.0	SE Block	2.0	3.0	10.0				
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NW Block	4.0	6.5	6.5																					
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>higher level of review of development plans for this important Site and adjacent two blocks.</p> <p>The proposed project would comply with the goals and requirements of the DCP and would meet all applicable standards of the CCPDO. Therefore, no significant direct or cumulative impact associated with an adopted land use plan would occur. Therefore, no direct or cumulative impacts associated with this issue are anticipated. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<b>2.11 MINERAL RESOURCES</b>				
<p><b>(a) Would the proposed project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b></p> <p>The Downtown FEIR concludes that the viable extraction of mineral resources is limited in Downtown due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no direct or cumulative impacts associated with this issue would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				<b>X</b>
<p><b>(b) Would the proposed project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b></p> <p>The project Site is located within an urbanized setting where the potential for loss of mineral deposits due to future development is considered low. The potential for the loss of mineral resources is low because there is a lack of known mineral resources in the area, the feasibility of a mining operation within a highly developed urban environment is low due to land use conflicts, and there is little undeveloped land available for mining. There are no existing mineral extraction operations within or surrounding the project Site. Therefore, no impact to mineral resources would occur. The proposed project would not result in a new significant impact nor a</p>				<b>X</b>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<b>2.12 NOISE</b>				
<p><b>(a) Would the proposed project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</b></p> <p>The proposed project would not result in short-term impacts from noise generated from construction activity; however, future construction noise associated with future development on the project Site could be potentially significant. Impacts from construction noise would be avoided by adherence to the construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. All development proposals shall include an acoustical analysis specifying the construction standards necessary to meet the noise abatement and control requirements of SDMC Chapter 5, Article 9.5. The analysis shall also include anticipated or actual noise impacts from Petco Park.</p> <p>According to the analysis in the Downtown FEIR, long-term impacts associated with noise generation could result from new development and an increase in traffic on identified street segments. However, the Downtown FEIR concludes that noise generation resulting from new development would not generate substantial stationary noise that would adversely affect the acoustic environment. However, the Downtown FEIR defines a significant long-term traffic noise increase as an increase of at least 3.0 dBA CNEL for street segments already exceeding 65 dBA CNEL. The Downtown FEIR identified nine segments in the DCP Area that would be significantly impacted as a result of traffic generation. The proposed project Site is not located on any of the identified segments. However, the proposed project may contribute to the increase in traffic noise associated with the identified segments Downtown and would result in a long-term cumulative impact.</p> <p>In addition, noise sensitive uses could be significantly impacted by entertainment activities associated with the ballpark. According to the Ballpark SEIR (CCDC 1999), the</p>	X			

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>area within four blocks of the ballpark could be significantly impacted by crowd noise and fireworks associated with the ballpark. As such, ballpark noise impacts would be limited to future development within East Village within this four-block radius.</p> <p>The Downtown FEIR concludes that there are no feasible mitigation measures available to reduce the significant cumulative increase in noise on affected roadways and this impact remains significant and unavoidable, consistent with the analysis in the Downtown FEIR. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(b) Would the proposed project result in the generation of excessive groundborne vibration or groundborne noise levels?</b></p> <p>Groundborne vibration and noise impacts could occur as a result of trolley and train operations where development is located in proximity to a rail line. Potential sources of groundborne vibration and noise come from current trolley, Amtrak, coaster, and freight trains which run on tracks near the project Site.</p> <p>The FEIR found that railroad operations would not result in a significant direct noise impact because they would not exceed the exterior standard of 65 db(A) CNEL. The proposed project would comply with the goals and policies of the DCP; therefore, no significant direct or cumulative impact associated with this issue are anticipated. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the proposed project expose people residing or working in the project area to excessive noise levels?</b></p> <p>The project Site is not located within any ALUCP identified noise contours. The project proposes a change to existing land use designation and future development allowed under the</p>			X	



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>proposed project would be consistent with existing DCP allowed land uses and associated ALUC consistency determinations. In addition, during the building permit process for future development, overflight notification requirements would apply. Therefore, impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<b>2.13 POPULATION AND HOUSING</b>				
<p><b>(a) Would the proposed project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</b></p> <p>The Downtown FEIR concludes that build-out of the DCP would not induce substantial population growth that results in adverse physical changes. The proposed amendments would benefit the community by facilitating an appropriate redevelopment of the Tailgate Park site under uniform zoning regulations. The permitted uses in the existing and proposed zoning are essentially the same while the land use reclassifications would allow for a master plan development of four significant blocks in Downtown.</p> <p>The General Plan Land Use &amp; Community Planning Element (Policy LU-A.1) states that Downtown should maintain and enhance its role as the major business center in the region and encourages its development as a major urban residential center. The General Plan seeks the largest concentration of high-density multi-family housing in the region and further intensification of employment uses. The proposed amendments would bring the entire site into the Large Floorplate Overlay designation which allows large floor plates and bulkier buildings at upper levels to accommodate employment uses. According to the most recent census, the DCP population totaled 31,494 in 2010 (SANDAG). The zoning will allow the appropriate high-intensity development envisioned in the DCP to grow the population to the estimated buildout of approximately 47,700.</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would not induce growth which would exceed that analyzed throughout the Downtown FEIR. Therefore, additional impacts associated with this issue would not occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(b) Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction or replacement of housing elsewhere?</b></p> <p>The proposed project Site currently serves as an existing parking lot and the proposed project would amend the existing land use designation, zoning, and overlay zone which could allow for mixed-use development on the Site. Thus, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction or replacement housing elsewhere. No impact would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<b>2.14 PUBLIC SERVICES</b>				
<p><b>(a) Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b></p> <p><b><u>Fire Protection?</u></b></p> <p>The Downtown FEIR did not conclude that the cumulative development of the DCP Area would generate additional demand necessitating the construction of new fire protection/emergency facilities. Therefore, the proposed project would not result in direct or cumulative impacts associated with the provision of new fire protection/emergency services beyond those analyzed within this evaluation.</p> <p><b><u>Police Protection?</u></b></p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The FEIR analyzed impacts to law enforcement service resulting from the cumulative development of the DCP Area and concluded that the construction of new law enforcement facilities would not be required. Future development would not generate a level of demand for law enforcement facilities beyond the level assumed by the Downtown FEIR. However, the need for a new facility could be identified in the future. Pursuant to CEQA Guidelines Section 15145, analysis of the physical changes in the DCP Area, which may occur from future construction of law enforcement facilities, would be speculative and no further analysis of their impacts is required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.</p> <p><b><u>Schools?</u></b></p> <p>The population of school-aged children attending public schools is dependent upon current and future residential development. According to the Downtown FEIR, cumulative residential development in the DCP Area would generate additional students, and would exceed the capacity of the present elementary schools and the existing high school. Students generated by cumulative residential development would not exceed the capacity of existing middle schools.</p> <p>The Downtown FEIR concludes that the additional student population anticipated at buildout of the DCP Area would require the construction of at least one additional school and that additional capacity could potentially be accommodated in existing facilities. Given this, the proposed project would not generate a sufficient number of students to warrant construction of a new school facility. Nevertheless, the specific future location of new facilities is unknown at the present time. Pursuant to CEQA Guidelines Section 15145, analysis of the physical changes in the DCP Area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional schools would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.</p> <p><b><u>Library?</u></b></p> <p>The Downtown FEIR concludes that, cumulatively, development in the DCP Area would generate the need for possibly several smaller libraries within the DCP Area. In and of itself, the proposed project would not generate significant additional demand necessitating the construction of new library facilities. However, according to the analysis in the Downtown FEIR, future development is considered to contribute to the cumulative need for new library facilities in the DCP Area. Nevertheless, the specific future location of these facilities is unknown at present time. Pursuant to CEQA Guidelines Section 15145, analysis of the physical changes in the DCP Area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional library facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.</p> <p>The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<b>2.15 RECREATION</b>				
<p><b>(a) Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b></p> <p>The Downtown FEIR discusses impacts to park and recreational facilities and the maintenance thereof and concludes that buildout pursuant to the DCP would not result in significant impacts associated with this issue. Future development would not likely generate a level of demand for parks and recreational facilities beyond the level assumed by the Downtown FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or</p>				X



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
be substantially accelerated as a result of the proposed project. No direct or cumulative significant impacts associated with this issue would occur. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Does the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</b></p> <p>The proposed project involves a Community Plan amendment to change the land use designation, zoning, and overlay zone of the project Site; it does not propose any recreational facilities or require the construction or expansion of recreational facilities. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<b>2.16 TRANSPORTATION</b>				
<p><b>(a) Would the proposed project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</b></p> <p>The proposed project would be consistent with the Mobility Element of the General Plan, Downtown San Diego Mobility Plan, and other adopted policies, plans, or programs supporting the transportation system, as future development on the project Site would strive to improve mobility through a balanced, multi-modal transportation network. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site, however, future development would implement the DCP's goals and policies for multi-modal circulation and options in Downtown and would comply with the Downtown FEIR MMRP. Thus, the proposed project would not conflict with adopted policies, plans, or programs related to the transportation system. Impacts would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Would the proposed project result in vehicle miles traveled (VMT) exceeding thresholds for City of San Diego's compliance with SB 743 legislation?</b></p> <p>Senate Bill ("SB") 743 requires VMT to be used as the metric for transportation impacts in lieu of auto delay and level of service ("LOS"). VMT does not directly measure traffic operations, but instead, is a measure of network use or efficiency, especially if expressed as a function of population or employment (i.e., VMT per capita). The California Governor's Office of Planning and Research ("OPR") updated and released the Technical Advisory on Evaluating Transportation Impacts in CEQA in December 2018, which provides recommendations on how to evaluate transportation impacts under SB 743.</p> <p>Per OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA ("OPR Technical Advisory"; December 2018), "residential and office projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT." In addition, the OPR Technical Advisory provides that "because new retail development typically redistributes shopping trips rather than creating new trips, estimating the total change in VMT (i.e., the difference in total VMT in the area affected with and without the project) is the best way to analyze a retail project's transportation impacts." Local serving retail generally shortens trips as longer trips from regional retail are redistributed to new local retail.</p> <p>The SANDAG Series 13 Regional Travel Demand Model and SB 743 Concept Maps/Data were used to determine the proposed project's VMT. This is the best available source of resident VMT per capita and employee VMT per employee data for the San Diego region. Table 1, Proposed Project VMT Analysis, presents the Project Resident and Employee VMT efficiency metrics for the base year conditions along with the Regional Averages, Project VMT percent of Regional Averages, Significance Thresholds, and determination of Significant Impact.</p>			X	

Issues and Supporting Information					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Table 1: PROPOSED PROJECT VMT ANALYSIS</b>								
	Project	Regional Average	Project % of Regional Average	Significance Threshold				
Resident VMT per Capita	7.08	17.6	40.2%	85% of Regional Average				
Employee VMT per Employee	18.5	25.9	71.6%	85% of Regional Average				
Retail	N/A	N/A	N/A	Net increase				
<p>The proposed project Site is located in a VMT efficient area for both residential and employment uses with VMT per capita of 40.2 percent of the regional average for residential and 71.6 percent for employment, which is significantly below the 85-percent significance threshold. In addition, potential future retail uses that could be developed on the project Site would be locally serving retail which would not increase VMT. Therefore, impacts related to VMT for future residential, employment, and retail land uses would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>								
<p><b>(c) Would the proposed project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone; however, future development on the project Site could re-establish the street grid with redevelopment of the Tailgate Park site. The design of roadways would be required to conform with applicable federal, State, and City design criteria which contain provisions to minimize roadway hazards. Compliance with these standards and designed to the satisfaction of the City Engineer would avoid impacts related to roadway hazards due to a design feature or incompatible uses.</p>							X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Furthermore, future development at the proposed project Site could improve existing transportation deficiencies by providing higher quality bicycle facilities and improving pedestrian connectivity by re-establishing the street grid. These multi-modal enhancements are intended to improve safety for bicycle and pedestrians on the roadway. Therefore, impacts related to hazardous design features would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(d) Would the proposed project result in inadequate emergency access?</b></p> <p>Future development allowed under the proposed amendments would be required to comply with all applicable City codes and policies related to emergency access including the California Fire Code; SDMC Chapter 5, Article 5, Division 87: Appendix D – Fire Apparatus Access Roads; and City Fire Policies A-14-1 Fire Access Roadways, A-14-9 Access Roadways: Modified Roadway Surface, and A-14-10 Fire Apparatus Access Road for Existing Public Streets. The proposed project does not include any requirements that would result in inadequate emergency access.</p> <p>In addition, as future development occurs under the proposed project, emergency access would be ensured by the Fire Marshal. Therefore, impacts related to emergency access would be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>			X	
<p><b>2.17 UTILITIES AND SERVICE SYSTEMS</b></p>				
<p><b>(a) Would the proposed project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</b></p> <p>The Downtown FEIR concluded that new water, wastewater treatment, or storm drainage facilities would not be required</p>				X



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to address the cumulative development of the DCP Area. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site; no specific development is proposed at this time. Future facilities would be required to adhere to the SDMC regulations; however, the location and extent of future water, wastewater treatment, storm drainage, electric power, natural gas, or telecommunications facilities is not known at this time. Therefore, no impacts can be identified. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(b) Does the proposed project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</b></p> <p>California Water Code Section 10910 requires projects analyzed under CEQA to assess water demand and compare that finding to the jurisdiction's projected water supply. The proposed project is an amendment to the General Plan and the DCP and does not require the preparation of a Water Supply Assessment ("WSA") as it does not meet any of the thresholds established by SB 610 or SB 221. According to the Downtown FEIR, in the short term, planned water supplies and transmission and/or treatment facilities are adequate. Water transmission infrastructure necessary to transport water supply to the DCP Area is already in place. Potential direct impacts would not be significant. However, buildout of the 2006 DCP would generate more water demand than planned for in the adopted 2010 UWMP. This additional demand was not considered in SDCWA's Urban Water Management Plan (UWMP). To supplement this and meet the additional need, SDCWA indicates that it will have a local water supply (from surface water, water recycling, groundwater, and seawater desalination) to meet the additional demand resulting from buildout of the DCP. In accordance with the conclusion in the Downtown FEIR, this additional demand would not represent a substantial increase in the challenge of meeting the otherwise anticipated demand for water within the SDCWA service area. Since the proposed project does not meet the requirements of SB 610 or SB 221 and is consistent with the DCP, direct and cumulative impacts related to water supply</p>			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would also be less than significant. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(c) Would the proposed project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</b></p> <p>The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the DCP Area. Future wastewater facility development would be required to follow the City's Sewer Design Guide and to comply with SDMC Chapter 6, Article 4 regulations regarding sewer and wastewater facilities. The location and extent of future wastewater treatment facilities is not known at this time; therefore, no impacts can be identified. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<p><b>(d) Would the proposed project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</b></p> <p>The Downtown FEIR concluded that cumulative development within the DCP Area would increase the amount of solid waste sent to the Miramar Landfill and contribute to the eventual need for an alternative landfill. The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site; no specific development is proposed at this time. Future development that could occur on the project Site would be required to comply with the applicable provisions of the SDMC which would ensure that both short- and long-term project-level impacts are not significant. Consistent with the conclusions of the Downtown FEIR, future development, in combination with other development activities in the DCP Area, could contribute to the cumulative increase in the generation of solid waste sent to the Miramar Landfill and the eventual need for a new landfill. The location and size of a new landfill is unknown at this time. Pursuant to</p>				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>CEQA Guidelines Section 15145, analysis of the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				
<p><b>(e) Would the proposed project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</b></p> <p>The proposed project involves a Community Plan amendment to change the existing land use designation, zoning, and overlay zone on the proposed project Site; no specific development is proposed at this time. Future development that could occur on the proposed project Site would be required to comply with the applicable provisions of the SDMC which would ensure that both short- and long-term project-level impacts are not significant. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.</p>				X
<b>2.18 MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p><b>(a) Does the proposed project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</b></p> <p>As indicated in the Downtown FEIR, due to the highly urbanized nature of the DCP Area, no sensitive plant or animal species, habitats, or wildlife migration corridors are</p>	X			

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
located in the DCP Area. However, future development could have the potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the proposed project would substantially degrade the environment. Cumulative impacts are described in 2.18(b) below. The proposed project would not result in a new significant impact nor a substantial increase in the severity of impacts from that described in the Downtown FEIR.				
<p><b>(b) Does the proposed project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</b></p> <p>As acknowledged in the Downtown FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: aesthetics/visual quality, air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. The proposed project would not directly contribute to those impacts, however, future development could. Specifically, cumulative impacts associated with air quality, historical and archaeological resources, noise, and traffic. Implementation of the mitigation measures identified in the Downtown FEIR would reduce some significant cumulative impacts; however, the impacts would remain significant and unavoidable. Cumulative impacts would not be greater than those identified in the Downtown FEIR.</p>	X			
<p><b>(c) Does the proposed project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</b></p> <p>As described throughout this Consistency Checklist, future development could result in significant and unmitigated impacts. Those impacts associated with air and noise could have substantial adverse effects on human beings. However, these impacts would be no greater than those assumed in the Downtown FEIR. Implementation of the mitigation measures</p>	X			



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
identified in the Downtown FEIR would mitigate many, but not all, of the significant impacts.				

**ATTACHMENT 1**

**MITIGATION, MONITORING,  
AND REPORTING PROGRAM**

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
AIR QUALITY (AQ)				
Impact AQ-B.1	Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)			
	<p><b>Mitigation Measure AQ-B.1-1:</b> Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <p>1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 mph, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold.</p> <p>2. Dust suppression techniques shall be implemented including, but not limited to, the following:</p> <p>a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to <del>the City, Civic San Diego.</del></p> <p>b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized.</p> <p>c. Material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <p>d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.</p> <p>3. Vehicles on the construction site shall travel at speeds less than 15 mph.</p> <p>4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.</p> <p>5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any</p>	Prior to Demolition or Grading Permit (Design)	Developer	<u>City of San Diego (City)</u>

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.</p> <p>6. All diesel-powered vehicles and equipment shall be properly operated and maintained.</p> <p>7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law.</p> <p>8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.</p> <p>9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary.</p> <p>10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible.</p> <p>12. If construction equipment powered by alternative fuel sources (liquefied natural gas/compressed natural gas) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site.</p> <p>13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development.</p> <p>14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized.</p> <p>15. Rubble piles shall be maintained in a damp state to minimize dust generation.</p> <p>16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</p>			



Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.			
<b>HISTORICAL RESOURCES (HIST)</b>				
<b>Impact HIST-A.1</b>	Future development in Downtown could impact significant architectural structures. (Direct and Cumulative)			
	<p><b>Mitigation Measure HIST-A.1-1:</b> For construction or development permits that may impact potentially historical resources which are 45 years of age or older and which have not been evaluated for local, state and federal historic significance, a site specific survey shall be required in accordance with the Historical Resources Regulations in the LDC. Based on the survey and the best information available, City Staff to the Historical Resources Board (HRB) shall determine whether historical resources exist, whether potential historical resource(s) is/are eligible for designation as designated historical resource(s) by the HRB, and the precise location of the resource(s). The identified historical resource(s) may be nominated for HRB designation as a result of the survey pursuant to Chapter 12, Article 3, Division 2, Designation of Historical Resource procedures, of the LDC.</p> <p>All applications for construction and development permits where historical resources are present on the site shall be evaluated by City Staff to the HRB pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.</p> <ol style="list-style-type: none"> <li><b>National Register-Listed/Eligible, California Register-Listed/Eligible Resources:</b> Resources listed in or formally determined eligible for the National Register or California Register and resources identified as contributing within a National or California Register District, shall be retained onsite and any improvements, renovation, rehabilitation and/or adaptive reuse of the property shall ensure its preservation and be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines.</li> <li><b>San Diego Register-Listed Resources:</b> Resources listed in the San Diego Register of Historical Resources, or determined to be a contributor to a San Diego Register District, shall, whenever possible, be retained on-site. Partial retention, relocation, or demolition of a resource shall only be permitted according to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.</li> </ol>	<p>Prior to Development Permit (Design)</p> <p>Prior to Demolition, Grading, and/or Building Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	Developer	Civic San Diego City

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p><b>Mitigation Measure HIST-A.1-2:</b> If the potential exists for direct and/or indirect impacts to retained or relocated designated and/or potential historical resources (“historical resources”), the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the HRB (“City Staff”) in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.</p> <p><b>I. Prior to Permit Issuance</b></p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> <li>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit Building Permits, but prior to the first Preconstruction (Precon) Meeting, whichever is applicable, City Staff shall verify that the requirements for historical monitoring during demolition and/or stabilization have been noted on the appropriate construction documents. <ol style="list-style-type: none"> <li>(a) Stabilization work cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.</li> <li>(b) Physical description, including the year and type of historical resource, and extent of stabilization shall be noted on the plans.</li> </ol> </li> </ol> <p>B. Submittal of Treatment Plan for Retained Historical Resources</p> <ol style="list-style-type: none"> <li>1. Prior to NTP for any construction permits, including but not limited to, the first Grading Permit and Building Permits, but prior to the first Precon Meeting, whichever is applicable, the Applicant shall submit a Treatment Plan to City Staff for review and approval in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. The Treatment Plan shall include measures for protecting any historical resources, as defined in the LDC, during construction related activities (e.g., removal of non-historic features, demolition of adjacent structures, subsurface structural support, etc.). The Treatment Plan shall be shown as notes on all construction documents (i.e., Grading and/or Building Plans).</li> </ol> <p>C. Letters of Qualification have been submitted to City Staff</p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to City Staff identifying the Principal</li> </ol>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>Investigator (PI) for the project and the names of all persons involved in this MMRP (i.e., Architectural Historian, Historic Architect and/or Historian), as defined in the City of San Diego HRG.</p> <ol style="list-style-type: none"> <li>City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the historical monitoring of the project meet the qualification standards established by the HRG.</li> <li>Prior to the start of work, the applicant must obtain approval from City Staff for any personnel changes associated with the monitoring program.</li> </ol> <p><b>II. Prior to Start of Construction</b></p> <p>A. Documentation Program (DP)</p> <ol style="list-style-type: none"> <li>Prior to the first Precon Meeting and/or issuance of any construction permit, the DP shall be submitted to City Staff for review and approval and shall include the following: <ol style="list-style-type: none"> <li>Photo Documentation <ol style="list-style-type: none"> <li>Documentation shall include professional quality photo documentation of the historical resource(s) prior to any construction that may cause direct and/or indirect impacts to the resource(s) with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, and decorative hardware. Photographs shall be of archival quality and easily reproducible.</li> <li>Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego HRB and the <del>Civic City of San Diego</del> City of San Diego Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).</li> </ol> </li> <li>Required drawings <ol style="list-style-type: none"> <li>Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or</li> </ol> </li> </ol> </li> </ol>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blue-line drawings) are acceptable). Standard drawing sizes are 19 by 24 inches or 24 by 36 inches, standard scale is 1/4 inch = 1 foot.</p> <p>(2) One set of measured drawings shall be submitted for archival storage with the City of San Diego HRB, the <del>Civic</del> <u>City of</u> San Diego Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).</p> <p>2. Prior to the first Precon Meeting, City Staff shall verify that the DP has been approved.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that may impact any historical resource(s) which is/are subject to this MMRP, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Historical Monitor(s), Building Inspector (BI), if appropriate, and City Staff. The qualified Historian and/or Architectural Historian shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Historical Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Historical Monitoring Plan</p> <p>(a) Prior to the start of any work that is subject to an Historical Monitoring Plan, the PI shall submit an Historical Monitoring Plan which describes how the monitoring would be accomplished for approval by City Staff. The Historical Monitoring Plan shall include an Historical Monitoring Exhibit (HME) based on the appropriate construction documents (reduced to 11x17 inches) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p>			



Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>(c) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as underpinning, shoring and/or extensive excavation which could result in impacts to, and/or reduce impacts to the on-site or adjacent historical resource.</p> <p>C. Implementation of Approved Treatment Plan for Historical Resources</p> <ol style="list-style-type: none"> <li>1. Implementation of the approved Treatment Plan for the protection of historical resources within the project site may not begin prior to the completion of the Documentation Program as defined above.</li> <li>2. The qualified Historical Monitor(s) shall attend weekly jobsite meetings and be on- site daily during the stabilization phase for any retained or adjacent historical resource to photo document the Treatment Plan process.</li> <li>3. The qualified Historical Monitor(s) shall document activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day and last day (Notification of Monitoring Completion) of the Treatment Plan process and in the case of ANY unanticipated incidents. The RE shall forward copies to City Staff.</li> <li>4. Prior to the start of any construction related activities, the applicant shall provide verification to City Staff that all historical resources on-site have been adequately stabilized in accordance with the approved Treatment Plan. This may include a site visit with City Staff, the CM, RE or BI, but may also be accomplished through submittal of the draft Treatment Plan photo documentation report.</li> <li>5. City Staff will provide written verification to the RE or BI after the site visit or upon approval of draft Treatment Plan report indicating that construction related activities can proceed.</li> </ol> <p><b>III. During Construction</b></p> <p>A. Qualified Historical Monitor(s) Shall be Present During Grading/Excavation/ Trenching</p> <ol style="list-style-type: none"> <li>1. The Qualified Historical Monitor(s) shall be present full-time during grading/excavation/trenching activities which could result in impacts to historical resources</li> </ol>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>as identified on the HME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities.</p> <ol style="list-style-type: none"> <li>The Qualified Historical Monitor(s) shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY incidents involving the historical resource. The RE shall forward copies to City Staff.</li> <li>The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition arises which could <del>affect</del> <u>affect</u> the historical resource being retained on-site or adjacent to the construction site.</li> </ol> <p>B. Notification Process</p> <ol style="list-style-type: none"> <li>In the event of damage to a historical resource retained on-site or adjacent to the project site, the Qualified Historical Monitor(s) shall direct the contractor to temporarily divert construction activities in the area of historical resource and immediately notify the RE or BI, as appropriate, and the PI (unless Monitor is the PI).</li> <li>The PI shall immediately notify City Staff by phone of the incident, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible.</li> </ol> <p>C. Determination/Evaluation of Impacts to a Historical Resource</p> <ol style="list-style-type: none"> <li>The PI shall evaluate the incident relative to the historical resource. <ol style="list-style-type: none"> <li>The PI shall immediately notify City Staff by phone to discuss the incident and shall also submit a letter to City Staff indicating whether additional mitigation is required.</li> <li>If impacts to the historical resource are significant, the PI shall submit a proposal for City Staff review and written approval in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC and the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. Direct and/or indirect impacts to historical resources from construction activities must be mitigated before work will be allowed to resume.</li> <li>If impacts to the historical resource are not considered significant, the PI shall submit a</li> </ol> </li> </ol>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>letter to City Staff indicating that the incident will be documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.</p> <p><b>IV. Night Work</b></p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none"> <li>When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.</li> <li>The following procedures shall be followed.               <ol style="list-style-type: none"> <li>No Impacts/Incidents                   <p>In the event that no historical resources were impacted during night and/or weekend work, the PI shall record the information on the CSVr and submit to City Staff via fax by 8 a.m. of the next business day.</p> </li> <li>Potentially Significant Impacts                   <p>If the PI determines that a potentially significant impact has occurred to a historical resource, the procedures detailed under Section III - During Construction shall be followed.</p> </li> <li>The PI shall immediately contact City Staff, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</li> </ol> </li> </ol> <p>B. If night and/or weekend work becomes necessary during the course of construction:</p> <ol style="list-style-type: none"> <li>The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>The RE, or BI, as appropriate, shall notify City Staff immediately.</li> </ol> <p>C. All other procedures described above shall apply, as appropriate.</p> <p><b>V. Post Construction</b></p> <p>A. Submittal of Draft Monitoring Report</p>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<ol style="list-style-type: none"> <li>The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (HRG) and Appendices which describes the results, analysis, and conclusions of all phases of the Historical Monitoring Plan (with appropriate graphics) to City Staff for review and approval within 90 days following the completion of monitoring.               <ol style="list-style-type: none"> <li>The preconstruction Treatment Plan and Documentation Plan (photos and measured drawings) and Historical Commemorative Program, if applicable, shall be included and/or incorporated into the Draft Monitoring Report.</li> <li>The PI shall be responsible for updating (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any existing site forms to document the partial and/or complete demolition of the resource. Updated forms shall be submitted to the South Coastal Information Center with the Final Monitoring Report.</li> </ol> </li> <li>City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</li> <li>The PI shall submit revised Draft Monitoring Report to City Staff for approval.</li> <li>City Staff shall provide written verification to the PI of the approved report.</li> <li>City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</li> </ol> <p>B. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> <li>The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.</li> <li>The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff.</li> </ol>			
	<b>Mitigation Measure HIST-A.1-3:</b> If a designated or potential historical resource ("historical resource") as defined in the LDC would be demolished, the following measure shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.			



Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p><b>I. Prior to Issuance of a Demolition Permit</b></p> <p>A. A DP shall be submitted to City Staff to the HRB (“City Staff”) for review and approval and shall include the following:</p> <ol style="list-style-type: none"> <li>1. Photo Documentation           <ol style="list-style-type: none"> <li>(a) Documentation shall include professional quality photo documentation of the structure prior to demolition with 35 millimeter black and white photographs, 4x6 inch standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible.</li> <li>(b) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego HRB and the <del>Civic</del> City of San Diego Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).</li> </ol> </li> <li>2. Required drawings           <ol style="list-style-type: none"> <li>(a) Measured drawings of the building’s exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blue-line drawings are acceptable). Standard drawing sizes are 19 by 24 inches or 24 by 36 inches, standard scale is 1/4 inch = 1 foot.</li> <li>(b) One set of measured drawings shall be submitted for archival storage with the City of San Diego HRB, the <del>Civic</del> City of San Diego Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).</li> </ol> </li> </ol> <p>B. Prior to the first Precon Meeting City Staff shall verify that the DP has been approved.</p> <p>C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit pursuant to Chapter 14, Article 3, Division 2, Historical</p>			

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	Resources Regulations of the LDC.			
<b>Impact HIST-B.1</b>	Development in Downtown could impact significant buried archaeological resources. (Direct and Cumulative)			
	<p><b>Mitigation Measure HIST-B.1-1:</b> If the potential exists for direct and/or indirect impacts to significant buried archaeological resources, the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the HRB (“City Staff”) in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC. Prior to issuance of any permit that could directly affect an archaeological resource, City Staff shall assure that all elements of the MMRP are performed in accordance with all applicable City regulations and guidelines by an Archaeologist meeting the qualifications specified in Appendix B of the San Diego LDC, Historical Resources Guidelines. City Staff shall also require that the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities. Archeological resources which also meet the definition of historical resources or unique archaeological resources under CEQA or the SDMC shall be treated in accordance with the following evaluation procedures and applicable mitigation program:</p> <p>Step 1–Initial Evaluation</p> <p>An initial evaluation for the potential of significant subsurface archaeological resources shall be prepared to the satisfaction of City Staff as part of an Environmental Secondary Study for any activity which involves excavation or building demolition. The initial evaluation shall be guided by an appropriate level research design in accordance with the City’s LDC, Historical Resources Guidelines. The person completing the initial review shall meet the qualification requirements as set forth in the Historical Resources Guidelines and shall be approved by City Staff. The initial evaluation shall consist , at a minimum, of a review of the following historical sources: The 1876 Bird’s Eye View of San Diego, all Sanborn Fire Insurance Company maps, appropriate City directories and maps that identify historical properties or archaeological sites, and a records search at the South Coastal Information Center for archaeological resources located within the property boundaries. Historical and existing land uses shall also be reviewed to assess the potential presence of significant prehistoric and historic archaeological resources. The person completing the initial review shall also consult with and consider input from local</p>	<p>Prior to Demolition or Grading Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	Developer	City Staff

Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant Impact(s)	Mitigation Measure(s)	Implementation		
		Time Frame	Responsibility	Verification Responsibility
	<p>individuals and groups with expertise in the historical resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, Save Our Heritage Organization, local historical and archaeological groups, the Native American Heritage Commission (NAHC), designated community planning groups, and other individuals or groups that may have specific knowledge of the area. Consultation with these or other individuals and groups shall occur as early as possible in the evaluation process.</p> <p>When the initial evaluation indicates that important archaeological sites may be present on a project site but their presence cannot be confirmed prior to construction or demolition due to obstructions or spatially limited testing and data recovery, the applicant shall prepare and implement an archaeological monitoring program as a condition of development approval to the satisfaction of City Staff. If the NAHC Sacred Lands File search is positive for Native American resources within the project site, then additional evaluation must include participation of a local Native American consultant in accordance with CEQA Sections 15064.5(d), 15126.4(b)(3) and Public Resources Code Section 21083.2.</p> <p>No further action is required if the initial evaluation demonstrates there is no potential for subsurface resources. The results of this research shall be summarized in the Secondary Study.</p> <p>Step 2–Testing</p> <p>A testing program is required if the initial evaluation demonstrates that there is a potential for subsurface resources. The testing program shall be conducted during the hazardous materials remediation or following the removal of any structure or surface covering which may be underlain by potential resources. The removal of these structures shall be conducted in a manner which minimizes disturbance of underlying soil. This shall entail a separate phase of investigations from any mitigation monitoring during construction.</p> <p>The testing program shall be performed by a qualified Historical Archaeologist meeting the qualifications specified in Appendix B of the San Diego LDC, HRG. The Historical Archaeologist must be approved by City Staff prior to commencement. Before commencing the testing, a treatment plan shall be submitted for City Staff approval that reviews the initial evaluation results and includes a research design. The research design shall be prepared in accordance with the City’s HRG and include a discussion of field methods, research questions against which discoveries shall be evaluated for significance, collection strategy, laboratory and analytical approaches, and curation arrangements. All tasks shall be in conformity with best practices in the field of historic urban archaeology.</p>			

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	<p>A recommended approach for historic urban sites is at a minimum fills and debris along interior lot lines or other areas indicated on Sanborn maps.</p> <p>Security measures such as a locked fence or surveillance shall be taken to prevent looting or vandalism of archaeological resources as soon as demolition is complete or paved surfaces are removed. These measures shall be maintained during archaeological field investigations. It is recommended that exposed features be covered with steel plates or fill dirt when not being investigated.</p> <p>The results of the testing phase shall be submitted in writing to City Staff and shall include the research design, testing results, significance evaluation, and recommendations for further treatment. Final determination of significance shall be made in consultation with City Staff , and with the Native American community, if the finds are prehistoric. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the provisions set forth in Step 4 - Monitoring. If significant resources are discovered during the testing program, then data recovery in accordance with Step 3 shall be undertaken prior to construction. If the existence or probable likelihood of Native American human remains or associated grave goods area discovered through the testing program, the Qualified Archaeologist shall stop work in the area, notify the City Building Inspector, City staff, and immediately implement the procedures set forth in CEQA Guidelines Section 15064.5 and the California PRC Section 5097.98 for discovery of human remains. This procedure is further detailed in the Mitigation, Monitoring and Reporting Program (Step 4). City Staff must concur with evaluation results before the next steps can proceed.</p> <p><b>Step 3–Data Recovery</b></p> <p>For any site determined to be significant, a Research Design and Data Recovery Program shall be prepared in accordance with the City’s Historical Resources Guidelines, approved by City Staff, and carried out to mitigate impacts before any activity is conducted which could potentially disturb significant resources. The archaeologist shall notify City Staff of the date upon which data recovery will commence ten (10) working days in advance.</p> <p>All cultural materials collected shall be cleaned, catalogued and permanently curated with an appropriate institution. Native American burial resources shall be treated in the manner agreed to by the Native American representative or be reinterred on the site in an area not subject to further disturbance in</p>			



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	<p>accordance with CEQA section 15164.5 and the Public Resources Code section 5097.98. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate. All newly discovered archaeological sites shall be recorded with the South Coastal Information Center at San Diego State University. Any human bones and associated grave goods of Native American origin encountered during Step 2-Testing, shall, upon consultation, be turned over to the appropriate Native American representative(s) for treatment in accordance with state regulations as further outlined under Step 4-Monitoring (Section IV. Discovery of Human Remains).</p> <p>A draft Data Recovery Report shall be submitted to City Staff within twelve months of the commencement of the data recovery. Data Recovery Reports shall describe the research design or questions, historic context of the finds, field results, analysis of artifacts, and conclusions. Appropriate figures, maps and tables shall accompany the text. The report shall also include a catalogue of all finds and a description of curation arrangements at an approved facility, and a general statement indicating the disposition of any human remains encountered during the data recovery effort (please note that the location of reinternment and/or repatriation is confidential and not subject to public disclosure in accordance with state law). Finalization of draft reports shall be subject to City Staff review.</p> <p>Step 4 – Monitoring</p> <p>If no significant resources are encountered, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the following provisions and components:</p> <p><b>I. Prior to Permit Issuance</b></p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> <li>1. Prior to NTP for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first Precon Meeting, whichever is applicable, City Staff shall verify that the requirements for Archaeological Monitoring and Native American monitoring, where the project may impact Native American resources, have been noted on the appropriate construction documents.</li> </ol> <p>B. Letters of Qualification have been submitted to City Staff</p>			

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	<ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to City Staff identifying the PI for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego HRG. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour Hazardous Waste Operations and Emergency Response training with certification documentation.</li> <li>2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.</li> <li>3. Prior to the start of work, the applicant must obtain written approval from City Staff for any personnel changes associated with the monitoring program.</li> </ol> <p><b>II. Prior to Start of Construction</b></p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> <li>1. The PI shall provide verification to City Staff that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</li> <li>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</li> <li>3. The PI may submit a detailed letter to City Staff requesting a reduction to the 1/4 mile radius.</li> </ol> <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> <li>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), CM and/or Grading Contractor, RE, the Native American representative(s) (where Native American resources may be impacted), BI, if appropriate, and City Staff. The qualified Archaeologist and the Native American consultant/monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.</li> </ol>			

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	<p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Archaeological Monitoring Plan (AMP)</p> <p>(a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan (with verification that the AMP has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) which describes how the monitoring would be accomplished for approval by City Staff and the Native American monitor. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11 by 17 inches) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>(c) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(d) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</p> <p><b>III. During Construction</b></p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <p>1. The Archaeological monitor shall be present full-time during all soil disturbing and grading/excavation /trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities.</p> <p>2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME, and provide</p>			

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	<p>that information to the PI and City Staff. If prehistoric resources are encountered during the Native American consultant/ monitor's absence, work shall stop and the Discovery Notification Processes detailed in Sections III.B-C, and IVA-D shall commence.</p> <ol style="list-style-type: none"> <li>3. The archeological and Native American consultant/monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to City Staff.</li> <li>4. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.</li> </ol> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> <li>1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.</li> <li>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</li> <li>3. The PI shall immediately notify City Staff by phone of the discovery, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible.</li> <li>4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.</li> </ol> <p>C. Determination of Significance</p> <ol style="list-style-type: none"> <li>1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below. (a) The PI shall immediately notify City Staff by phone to discuss significance</li> </ol>			

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	<p>determination and shall also submit a letter to City Staff indicating whether additional mitigation is required.</p> <p>(b) If the resource is significant, the PI shall submit an Archaeological Data Recovery Program which has been reviewed by the Native American consultant/monitor when applicable, and obtain written approval from City Staff and the Native American representative(s), if applicable. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>(c) If the resource is not significant, the PI shall submit a letter to City Staff indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.</p> <p><b>IV. Discovery of Human Remains</b></p> <p>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> <li>1. Archaeological Monitor shall notify the RE or BI as appropriate, City Staff, and the PI, if the Monitor is not qualified as a PI. City Staff will notify the appropriate Senior Planner in the Environmental Analysis Section of the Development Services Department to assist with the discovery process.</li> <li>2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.</li> </ol> <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> <li>1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.</li> <li>2. The Medical Examiner, in consultation with the PI, will determine the need for a field</li> </ol>			



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	<p>examination to determine the provenance.</p> <p>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.</p> <p>C. If Human Remains are determined to be Native American</p> <p>1. The Medical Examiner will notify the NAHC within 24 hours. By law, <b>ONLY</b> the Medical Examiner can make this call.</p> <p>2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.</p> <p>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e) and the California Public Resources and Health &amp; Safety Codes.</p> <p>4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</p> <p>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:</p> <p>(a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;</p> <p>(b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,</p> <p>(c) In order to protect these sites, the Landowner shall do one or more of the following:</p> <p>(1) Record the site with the NAHC;</p> <p>(2) Record an open space or conservation easement on the site;</p> <p>(3) Record a document with the County.</p> <p>6. Upon the discovery of multiple Native American human remains during a ground disturbing</p>			

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	<p>land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</p> <p>D. If Human Remains are not Native American</p> <ol style="list-style-type: none"> <li>1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.</li> <li>2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).</li> <li>3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with City Staff, the applicant/landowner and the San Diego Museum of Man.</li> </ol> <p><b>V. Night and/or Weekend Work</b></p> <p>A. If night and/or work is included in the contract</p> <ol style="list-style-type: none"> <li>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.</li> <li>2. The following procedures shall be followed. <ol style="list-style-type: none"> <li>(a) No Discoveries <p>In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to City Staff via fax by 8 am of the next business day.</p> </li> <li>(b) Discoveries</li> </ol> </li> </ol>			

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	<p>All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.</p> <p>(c) Potentially Significant Discoveries</p> <p>If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.</p> <p>(d) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> <li>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>2. The RE, or BI, as appropriate, shall notify City Staff immediately.</li> </ol> <p>C. All other procedures described above shall apply, as appropriate.</p> <p><b>VI. Post Construction</b></p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the HRG and Appendices which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to City Staff, for review and approval within 90 days following the completion of monitoring.</li> <li>(a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.</li> <li>(b) Recording sites with State of California Department of Parks and Recreation</li> </ol>			

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	<p>The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.</p> <ol style="list-style-type: none"> <li>City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</li> <li>The PI shall submit revised Draft Monitoring Report to City Staff for approval.</li> <li>City Staff shall provide written verification to the PI of the approved report.</li> <li>City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</li> </ol> <p>B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable</p> <ol style="list-style-type: none"> <li>The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.</li> <li>The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</li> <li>The PI shall submit a Collections Management Plan to City Staff for review and approval for any project which results in a substantial collection of historical artifacts.</li> </ol> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <ol style="list-style-type: none"> <li>The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with City Staff and the Native American representative, as applicable.</li> <li>The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City Staff.</li> <li>When applicable to the situation, the PI shall include written verification from the Native</li> </ol>			

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	<p>American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance in accordance with section IV – Discovery of Human Remains, subsection 5.(d).</p> <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> <li>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.</li> <li>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff which includes the Acceptance Verification from the curation institution.</li> </ol>			
<b>LAND USE (LND)</b>				
<b>Impact LU-B.1</b>	Noise generated by major ballpark events could cause interior noise levels in noise-sensitive uses (e.g. residential and hotels) within four blocks of the ballpark to exceed the 45 dB(A) limit mandated by Title 24 of the California Code. (Direct)			
	Implementation of the noise attenuation measures required by Mitigation Measure NOI-B.2-1 would reduce interior noise levels to 45 dB (A) CNEL and reduce potential impacts to below a level of significance.	<p>Prior to Building Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	Developer	<del>Civic San Diego</del> /City
<b>Impact LU-B.2</b>	Noise generated by I-5 and highly traveled grid streets could cause noise levels in noise-sensitive uses not governed by Title 24 to exceed 45 dB(A). (Direct)			
	Mitigation Measures NOI-B.1-1 and NOI-C.1.1.1, as described below.	<p>Prior to Building Permit (Design)</p> <p>Prior to</p>	Developer	<del>Civic San Diego</del> /City



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		Certificate of Occupancy (Implementation)		
<b>Impact LU-B.3</b>	Noise levels in Downtown areas within the 65 CNEL contour of SDIA could exceed 45 dB(A) for noise sensitive uses not covered by Title 24. (Direct)			
	Mitigation Measures NOI-B.1-1, as described below.	Prior to Building Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	<del>Civic San Diego</del> City
<b>Impact LU-B.4</b>	Noise generated by train horns, engines and wheels as well as bells at crossing gates would significantly disrupt sleep of residents along the railroad tracks. (Direct)			
	<b>Mitigation Measure LU-B.4-1:</b> Prior to approval of a Building Permit which would expose habitable rooms to disruptive railroad noise, an acoustical analysis shall be performed. The analysis shall determine the expected exterior and interior noise levels related to railroad activity. As feasible, noise attenuation measures shall be identified which would reduce noise levels to 45 dB(A) CNEL or less in habitable rooms. Recommended measures shall be incorporated into building plans before approval of a Building Permit.	Prior to Building Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	City
<b>Impact LU-B.5</b>	Ballpark lighting would interrupt sleep in residences and hotels within two blocks of the ballpark. (Direct)			
	<b>Mitigation Measure LU-B.5.1:</b> Prior to approval of a Building Permit which would result in a light sensitive use within a two-block radius of Petco Park, the applicant shall provide a lighting study that demonstrates to the satisfaction of <del>the City Civic San Diego</del> that habitable rooms would be equipped with light attenuation measures which would allow occupants to reduce night-time light levels to 2.0 foot-candles or less.	Prior to Building Permit (Design)  Prior to Certificate of	Developer	<del>Civic San Diego</del> City

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		Time Frame	Responsibility	Verification Responsibility
		Occupancy (Implementation)		
<b>NOISE (NOI)</b>				
<b>Impact NOI-B.1</b>	Noise generated by I-5 and highly traveled grid streets could cause interior noise levels in noise-sensitive uses (exclusive of residential and hotel uses) to exceed 45 dB(A). (Direct)			
	<b>Mitigation Measure NOI-B.1-1:</b> Prior to approval of a Building Permit for any residential, hospital, or hotel within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to confirm that architectural or other design features are included which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	Civic San Diego/City
<b>Impact NOI-B.2</b>	Noise generated by major ballpark events could cause interior noise levels in noise-sensitive uses (e.g. residential and hotels) within four blocks of the ballpark to exceed the 45 dB(A) limit mandated by Title 24 of the California Code. (Direct)			
	<b>Mitigation Measure NOI-B.2-1:</b> Prior to approval of a Building Permit for any noise- sensitive land uses within four blocks of Petco Park, an acoustical analysis shall be performed. The analysis shall confirm that architectural or other design features are included in the design which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit (Design)  Prior to Certificate of Occupancy (Implementation)	Developer	City
<b>Impact NOI-C.1</b>	Exterior required outdoor open space in residential could experience traffic noise levels in excess of 65 dB(A) CNEL. (Direct)			
	<b>Mitigation Measure NOI-C.1-1:</b> Prior to approval of a Development Permit for any residential development within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to determine if any required outdoor open space areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would	Prior to Development Permit (Design)	Developer	City

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	not interfere with the primary purpose or design intent of the exterior use, measures shall be included in building plan, to the extent feasible.	Prior to Certificate of Occupancy (Implementation)		
<b>Impact NOI-D.1</b>	Recreation areas within public parks and plazas may experience traffic noise levels in excess 65 dB(A) CNEL. (Direct)			
	<b>Mitigation Measure NOI-D.1-1:</b> Prior to approval of a Development Permit for any public park or plaza within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to determine if any recreation areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would not interfere with the intended recreational use or park design intent, measures shall be included, to the extent feasible.	Prior to Development Permit (Design)  Prior to Certificate of Occupancy (Implementation)	<del>Civic San Diego</del> City/ Developer	City
<b>PALEONTOLOGICAL RESOURCES (PAL)</b>				
<b>Impact PAL-A.1</b>	Excavation in geologic formations with a moderate to high potential for paleontological resources could have an significant impact on these resources, if present. (Direct)			
	<del><b>Mitigation Measure PAL-A.1-1:</b> In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by Civic San Diego.</del>  <del><b>I. Prior to Permit Issuance</b></del>  <del>A. Construction Plan Check</del>  <del>1. Prior to NTP for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, Centre City Development Corporation Civic San Diego shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.</del>			

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		Time Frame	Responsibility	Verification Responsibility
	<p><del>B. Letters of Qualification have been submitted to Civic San Diego</del></p> <p><del>1. The applicant shall submit a letter of verification to Civic San Diego identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.</del></p> <p><del>2. Civic San Diego will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.</del></p> <p><del>3. Prior to the start of work, the applicant shall obtain approval from Civic San Diego for any personnel changes associated with the monitoring program.</del></p> <p><b><del>H. Prior to Start of Construction</del></b></p> <p><del>A. Verification of Records Search</del></p> <p><del>1. The PI shall provide verification to Civic San Diego that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</del></p> <p><del>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</del></p> <p><del>B. PI Shall Attend Precon Meetings</del></p> <p><del>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, CM and/or Grading Contractor, RE, BI, if appropriate, and Civic San Diego. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the paleontological monitoring program with the Construction Manager and/or Grading Contractor.</del></p> <p><del>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with Civic San Diego, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</del></p> <p><del>2. Identify Areas to be Monitored</del></p> <p><del>a. Prior to the start of any work that requires monitoring, the PI shall submit a</del></p>			

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	<p><del>Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11 by 17 inches) to Civic San Diego identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</del></p> <p><del>3. When Monitoring Will Occur</del></p> <p><del>a. Prior to the start of any work, the PI shall also submit a construction schedule to Civic San Diego through the RE indicating when and where monitoring will occur.</del></p> <p><del>b. The PI may submit a detailed letter to Civic San Diego prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</del></p> <p><b>III. During Construction</b></p> <p><b>A. Monitor Shall be Present During Grading/Excavation/Trenching</b></p> <p><del>1. The monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and Civic San Diego of changes to any construction activities.</del></p> <p><del>2. The monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to Civic San Diego.</del></p> <p><del>3. The PI may submit a detailed letter to Civic San Diego during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</del></p>			



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	<p><del>B. Discovery Notification Process</del></p> <ol style="list-style-type: none"> <li><del>1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.</del></li> <li><del>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</del></li> <li><del>3. The PI shall immediately notify Civic San Diego by phone of the discovery, and shall also submit written documentation to Civic San Diego within 24 hours by fax or email with photos of the resource in context, if possible.</del></li> </ol> <p><del>C. Determination of Significance</del></p> <ol style="list-style-type: none"> <li><del>1. The PI shall evaluate the significance of the resource.</del> <ol style="list-style-type: none"> <li><del>a. The PI shall immediately notify Civic San Diego by phone to discuss significance determination and shall also submit a letter to Civic San Diego indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.</del></li> <li><del>b. If the resource is significant, the PI shall submit a Paleontological Recovery Program and obtain written approval from Civic San Diego. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</del></li> <li><del>c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to Civic San Diego unless a significant resource is encountered.</del></li> <li><del>d. The PI shall submit a letter to Civic San Diego indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</del></li> </ol> </li> </ol> <p><b>IV. Night Work</b></p>			

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	<p><del>A. If night work is included in the contract</del></p> <p><del>1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.</del></p> <p><del>2. The following procedures shall be followed:</del></p> <p><del>a. No Discoveries</del></p> <p><del>(1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVr and submit to Civic San Diego via fax by 9 a.m. the following morning, if possible.</del></p> <p><del>b. Discoveries</del></p> <p><del>(1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III During Construction.</del></p> <p><del>c. Potentially Significant Discoveries</del></p> <p><del>(1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III During Construction shall be followed.</del></p> <p><del>d. The PI shall immediately contact Civic San Diego, or by 8 a.m. the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</del></p> <p><del>B. If night work becomes necessary during the course of construction</del></p> <p><del>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</del></p> <p><del>2. The RE, or BI, as appropriate, shall notify Civic San Diego immediately.</del></p> <p><del>C. All other procedures described above shall apply, as appropriate.</del></p> <p><b>V. Post Construction</b></p> <p><del>A. Submittal of Draft Monitoring Report</del></p> <p><del>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which</del></p>			

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	<p><del>describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to Civic San Diego for review and approval within 90 days following the completion of monitoring;</del></p> <p><del>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.</del></p> <p><del>b. Recording Sites with the San Diego Natural History Museum</del></p> <p><del>(1) The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.</del></p> <p><del>2. Civic San Diego shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</del></p> <p><del>3. The PI shall submit revised Draft Monitoring Report to Civic San Diego for approval.</del></p> <p><del>4. Civic San Diego shall provide written verification to the PI of the approved report.</del></p> <p><del>5. Civic San Diego shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</del></p> <p><del>B. Handling of Fossil Remains</del></p> <p><del>1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.</del></p> <p><del>2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate</del></p> <p><del>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</del></p> <p><del>1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.</del></p> <p><del>2. The PI shall include the Acceptance Verification from the curation institution in the Final</del></p>			

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	<p><del>Monitoring Report submitted to the RE or BI and Civic San Diego.</del></p> <p><del>D. Final Monitoring Report(s)</del></p> <p><del>1. The PI shall submit two copies of the Final Monitoring Report to Civic San Diego (even if negative), within 90 days after notification from Civic San Diego that the draft report has been approved.</del></p> <p><del>2.1. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from Civic San Diego which includes the Acceptance Verification from the curation institution.</del></p>			
<b>TRAFFIC AND CIRCULATION (TRF)</b>				
<b>Impact TRF-A.1.1</b>	Increased traffic on grid streets from Downtown development would result in unacceptable levels of service on specific roadway intersections and/or segments within downtown. (Direct)			
	<p><b>Mitigation Measure TRF-A.1.1-1:</b> At five-year intervals, commencing upon adoption of the Downtown Community Plan, <del>Civic San Diego</del> the City shall conduct a downtown-wide evaluation of the ability of the grid street system to accommodate traffic within Downtown. In addition to identifying roadway intersections or segments which may need immediate attention, the evaluation shall identify roadways which may warrant interim observation prior to the next 5- year evaluation. The need for roadway improvements shall be based upon deterioration to LOS F, policies in the Mobility Plan, and/or other standards established by <del>Civic San Diego</del> the City, in cooperation with the City Engineer. In completing these studies, the potential improvements identified in Section 6.0 of the traffic study for the Downtown San Diego Mobility Plan and Section 4.2.3.3 of the SEIR will be reviewed to determine whether these or other actions are required to improve traffic flow along affected roadway corridors. Specific improvements from Section 4.2.3.3 include:</p> <p><u>Mitigation Measures that Fully Reduces Impact</u></p> <p>I-5 northbound off-ramp/Brant Street and Hawthorn Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the “Peak Hour” warrant.</p> <p>Second Avenue and Cedar Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this</p>	Every five years	<del>Civic San Diego</del> /City	<del>Civic San Diego</del> /City

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	<p>intersection would meet the “Peak Hour” warrant.</p> <p>Fourth Avenue and Beech Street – Convert on-street parking to a travel lane on Fourth Avenue between Cedar Street and Ash Street during the AM peak hour.</p> <p>First Avenue and A Street – Remove on-street parking on the north side of A Street between First and Front avenues as necessary to provide an east bound left turn lane.</p> <p>17th Street and B Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the “Peak Hour” warrant.</p> <p>16th Street and E Street – Remove on-street parking on the east side of 16th Street south of E Street as necessary to provide a northbound right-turn lane.</p> <p>Eleventh Avenue and G Street – Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.</p> <p>Park Boulevard and G Street – Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.</p> <p>16th Street and Island Avenue – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the “Peak Hour” warrant.</p> <p>19th Street and J Street – Restripe the northbound left-turn lane into a northbound left-turn and through shared lane.</p> <p>Logan Avenue and I-5 southbound off-ramp – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the “Peak Hour” warrant.</p> <p><u>Mitigation Measures that Partially Reduces Impact</u></p> <p>Front Street and Beech Street - Convert on-street parking to a travel lane on Front Street between Cedar Street and Ash Street during the PM peak hour.</p> <p>15th Street and F Street - Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would</p>			



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	<p>meet the “Peak Hour” warrant.</p> <p>13th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.</p> <p>14th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.</p> <p>16th Street and G Street - Convert on-street parking to a travel lane on G Street between 11<sup>th</sup> Avenue and 17th Street during the PM peak hour.</p> <p>17th Street and G Street - Signalization and convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the “Peak Hour” warrant.</p> <p>Following the completion of each five-year monitoring event, <del>Civic San Diego</del> the City shall incorporate needed roadway improvements into the City of San Diego CIP or identify another implementation strategy.</p> <p>In order to determine if the roadway improvements included in the current five-year CIP, or the equivalent, are sufficient to accommodate developments, a traffic study would be required for large projects. The threshold to be used for determining the need for a traffic study shall reflect the traffic volume threshold used in the Congestion Management Program. The Congestion Management Program stipulates that any activity forecasted to generate 2,400 or more daily trips (200 or more equivalent peak hour trips).</p>			
	<p><b>Mitigation Measure TRF-A.1.1-2:</b> Prior to approval of any development which would generate a sufficient number of trips to qualify as a large project under the Congestion Management Program (i.e. more than 2,400 daily trips, or 200 trips during a peak hour period), a traffic study shall be completed. The traffic study shall be prepared in accordance with City’s Traffic Impact Study Manual. If the traffic study indicates that roadways substantially affected by the project would operate at LOS F with the addition of project traffic, the traffic study shall identify improvements to grid street segments and/or intersections consistent with the Downtown San Diego Mobility Plan which would be required within the next five years to achieve an acceptable LOS or reduce congestion, to the extent feasible. If the needed improvements are already included in the City of San Diego’s CIP, or the equivalent, no further action shall be required. If any of the required improvements are not included in the CIP, or not expected within five years of project completion, the City of San Diego shall amend the CIP, within one year of project</p>	Prior to Development Permit (Design)	Developer	<del>Civic San Diego</del> City

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	approval, to include the required improvements and assure that they will be implemented within five years of project completion. At <del>Civic San Diego's</del> the City's discretion, the developer may be assessed a pro-rated share of the cost of improvements as a condition of project approval.			
<b>Impact TRF-A.1.2</b>	Increased traffic from Downtown development on certain streets surrounding Downtown would result in an unacceptable level of service. (Direct and Cumulative)			
	Implementation of Mitigation Measure TRF-A.1.1-1 would also reduce impacts on surrounding roadways but not necessarily below a level of significance.	Every five years	<del>Civic San Diego</del> /City	<del>Civic San Diego</del> /City
<b>Impact TRF-A.2.1-1</b>	Elimination of Cedar St. off-ramp would impact other freeway ramps by redirecting traffic to other off ramps serving downtown. (Direct)			
	<b>Mitigation Measure TRF A.2.2-1:</b> Prior to elimination of the Cedar Street off-ramp from I-5, a traffic study shall be done by <del>Civic San Diego in consultation with</del> the City of San Diego and Caltrans to determine the potential effects associated with elimination of the off-ramp and the conversion of Cedar Street from one- to two-way. The report shall also identify roadway modifications that would minimize potential impacts on local surface streets and I-5.	Prior to elimination of Cedar Street off-ramp (Design/Implementation)	<del>Civic San Diego</del> /City	<del>Civic San Diego</del> /City