



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 18, 2016 REPORT NO. PC-16-071
HEARING DATE: August 25, 2016
SUBJECT: Ballpark Village TM, Process Four Decision
PROJECT NUMBER: [494621](#)
OWNER/APPLICANT: Bosa Development California II, Incorporated / Lisa Leweck

SUMMARY:

Issue: Should the Planning Commission approve a Tentative Map to create 713 residential condominium units and six commercial condominiums (under construction) on a site located at 100-101 Park Plaza and 189-201 Park Boulevard in the Downtown Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. 1732775.

Community Planning Group Recommendation: On July 20, 2016, the project was approved 22-0 by the Downtown Community Council with no recommendations.

Civic San Diego: On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 (Attachment 5) was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use.

Environmental Review: Civic San Diego prepared a CEQA consistency evaluation (15162) for the mixed-use building for which the Tentative Map is being processed. The Consistency Evaluation determined that potential project impacts were addressed by the Downtown Community Plan Environmental Impact Report (EIR) and identified the applicable mitigation measures to be implemented prior to and during project construction (Air Quality, Historic, Land Use, Noise, Paleontology, and Traffic). The previously prepared Downtown EIR Consistency Evaluation for the Ballpark Village Parcel C Project determined that the project was adequately addressed in the environmental documents noted above and there was no change in circumstance, substantial additional information, or substantial project changes to warrant additional environmental review. This 15162 Consistency Evaluation for the Ballpark Village Tentative Map relies upon both the city project review and the Ballpark Village Parcel

C Project Consistency Evaluation; the evaluation reaches the same conclusion because the project under review is a map action to implement the previously approved project. Development Services staff concurs that no further environmental review is required.

Housing Impact Statement: The subdivision has been conditioned to enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code Section [142.1301](#) et seq.).

BACKGROUND

The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan area. The site is directly west of Petco Park and multi-family residential development. To the south is the 12th and Imperial Transit Center with a surface parking lot to the east.

On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 (Attachment 5) was approved by Civic San Diego for the construction of a residential mixed-use project containing 720 dwelling units, approximately 57,000 square feet of commercial use and a minimum of 986 parking spaces.

DISCUSSION

Project Description:

The project requires a Tentative Map in accordance with San Diego Municipal Code Section [144.0220](#) to create 713 residential condominium units and six commercial condominiums (all under construction). The commercial units consist of approximately 50,000 square feet and the residential units are approximately 700,000 square feet. The project proposes a three level, below grade parking structure for a total of 1,216 parking spaces. Currently the site is under construction with building permits approved in July 2016, via Project No. 462384. The project proposes to convert the units to condominiums for home ownership opportunities and does not affect the previously approved building permits.

The CCPD-BP zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use. The proposed project complies with the policies, goals and objectives of the applicable land use plan and underlying zones and no deviations are being requested.

The project as proposed requires a Process Four, Planning Commission decision with appeal rights to the City Council. According to SDMC Section 125.0440, Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

Conclusion:

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 3) and draft conditions of approval (Attachment 4). Staff recommends the Planning Commission approve the Project as proposed.

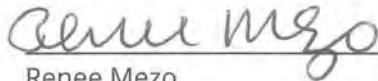
ALTERNATIVES

1. Approve Tentative Map No. 1732775, with modifications.
2. Deny Tentative Map No. 1732775, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse Love
Deputy Director
Development Services Department

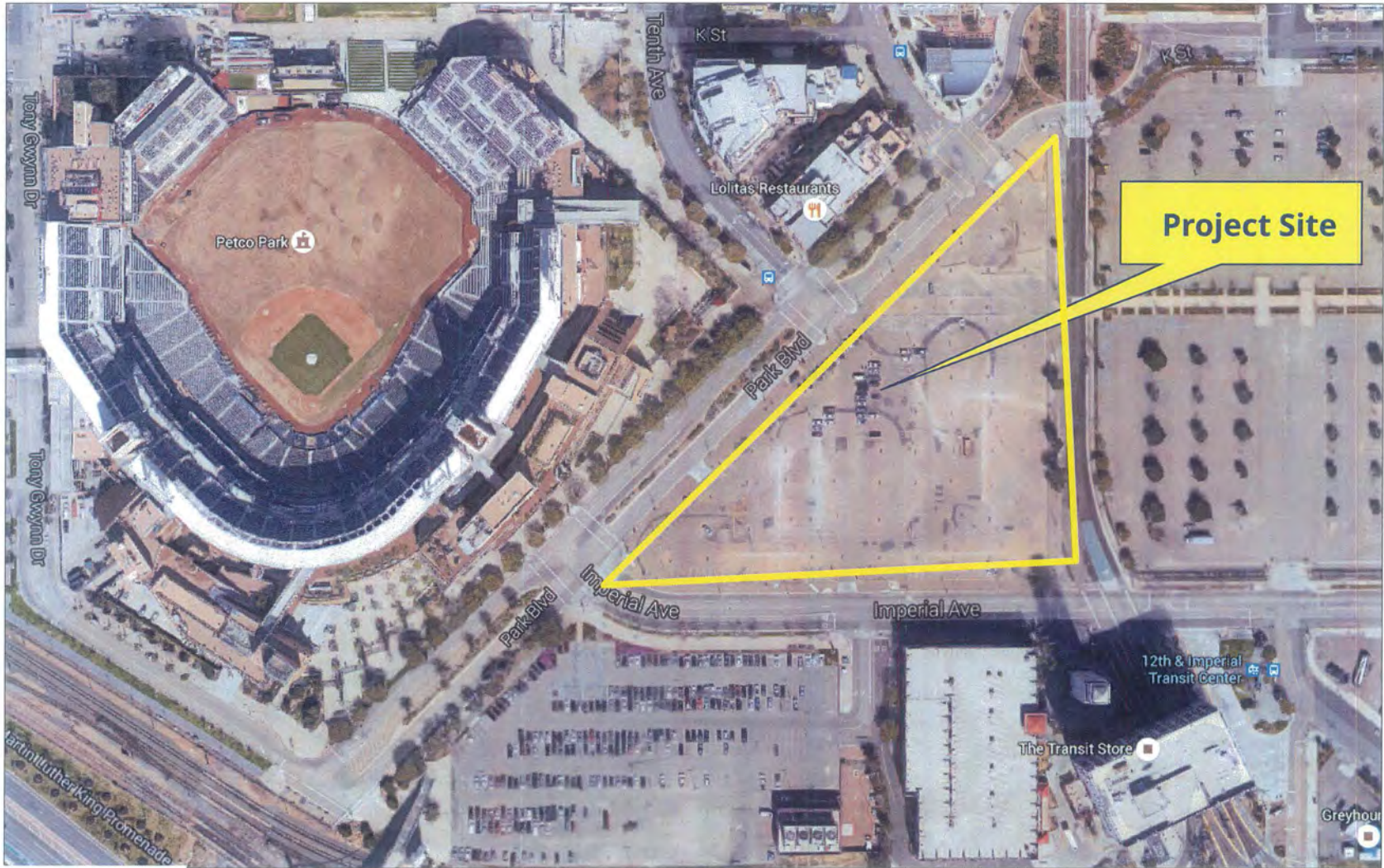


Renee Mezo
Development Project Manager
Development Services Department

PF/RDM

Attachments:

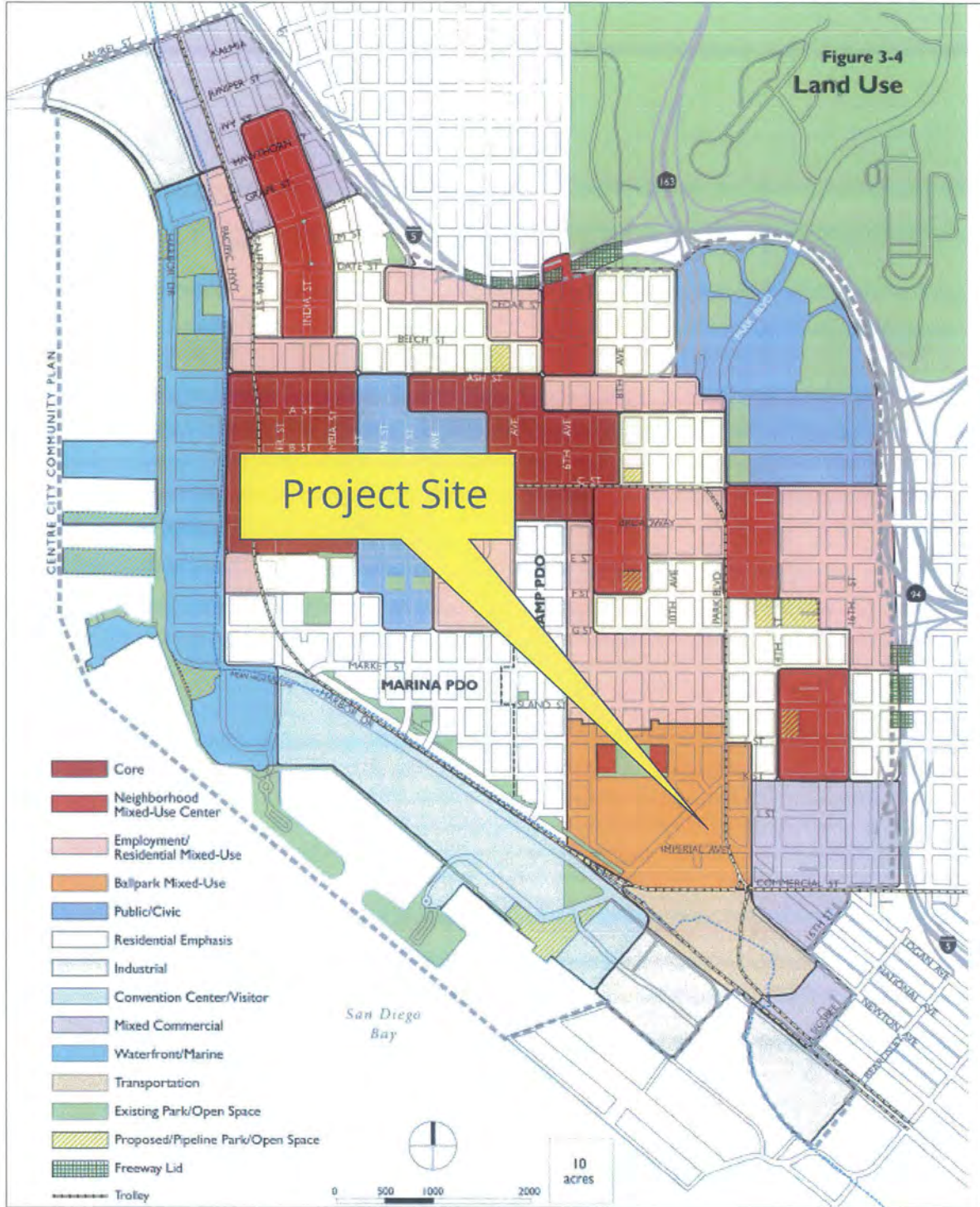
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Copy of Recorded (existing) Permits
6. CEQA consistency evaluation (15162)
7. Tentative Map
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement



Location Aerial Photo

**BALLPARK VILLAGE TM - 100-101 PARK PLAZA AND 189-201 PARK BOULEVARD
PROJECT NO. 494621**





Land Use Map

**BALLPARK VILLAGE TM - 100-101 PARK PLAZA AND
189-201 PARK BOULEVARD
PROJECT NO. 494621**



PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1732775, BALLPARK VILLAGE TM
PROJECT NO. 494621
DRAFT

WHEREAS, Bosa Development California II, Incorporated, Subdivider, and Kettler and Leweck, Engineer submitted an application to the City of San Diego for Tentative Map No. 1732775 for the creation of 713 residential condominium units and six (6) commercial condominiums (under construction) within a 678,779-square-foot mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. The property is legally described as Parcels 1-4 of Parcel Map No. 20943; and

WHEREAS, the Map proposes the subdivision of a 3.99-acre site into one (1) lot for a 713 unit residential condominium development and a six (6) unit commercial condominium development and;

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium units is 713 with six (6) commercial condominium units; and

WHEREAS, on August 25, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1732775, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1732775:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes the creation of 713 residential condominium units and six commercial condominiums (under construction) within a 678,779-square-foot mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use.

The CCPD-BP zone accommodates mixed-use development that supports major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development for office and retail use complies with the policies, goals and objectives of the applicable land use plan and underlying zones.

The proposed project site is located within the Downtown Community Plan area and is designated for mixed-use. The subdivision of land for residential and commercial development complies with the policies, goals and objectives of the applicable land use plan and underlying zone.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed subdivision is consistent with the development regulations of the underlying zone and complies with setbacks, floor area ratio and landscaping and no deviations to the Land Development Code are requested with this action. The structures under construction were previously approved under a ministerial building permit and found to be in conformance with the approved Centre City Development Permit and Planned Development Permit No. 2013-21.

3. The site is physically suitable for the type and density of development.

The project proposes the creation of 713 residential condominium units and six commercial condominiums (under construction) within a 678,779-square-foot mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use.

The proposed site is flat and the development is being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area. The structures under construction were previously approved under a ministerial building permit and found to be in conformance with the approved entitlements as referenced above in regards to density.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project proposes the creation of 713 residential condominium units and six commercial condominiums (under construction) within a 678,779-square-foot mixed use building. The 3.99-acre project site is located at 100-101 Park Plaza and 189-201 Park Boulevard in the CCPD-BP (Centre City Planned District Ballpark Mixed-Use) zone within the Downtown Community Plan Area. The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial use. Currently, the site is under construction under a ministerial building permit and found to be in conformance with the approved entitlements as referenced above. The proposed subdivision is consistent with all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. Existing public easements for public-rights of way, drainage and utility purposes will remain and the associate improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project proposes the creation of 713 residential condominium units and six commercial condominiums (under construction) within a 678,779-square-foot mixed use building and will not

impede or inhibit any future passive or natural heating and cooling opportunities. On March 25, 2015, Centre City Development Permit and Planned Development Permit No. 2013-21 was approved for the construction of a residential mixed-use project containing 720 dwelling units and approximately 57,000 square feet of commercial retail. The design of the subdivision has taken into account the best use of the land to minimize grading. Conditions of the above referenced development permit have been adopted and the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

Other than the subdivision to allow condominiums ownership, no other changes are requested and the project does not include additional development of the property. The subdivision has been conditioned to comply with the City-wide Affordable Housing Regulations and is providing 23 affordable units on site. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Downtown Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1732775, is hereby granted to Bosa Development California II, Incorporated subject to the attached conditions which are made a part of this resolution by this reference.

By _____
 Renee Mezo
 Development Project Manager
 Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006472

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1732775

BALLPARK VILLAGE TM - PROJECT NO. 494621

ADOPTED BY RESOLUTION NO. R-_____ ON _____
DRAFT

GENERAL

1. This Tentative Map will expire September 1, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

5. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

ENGINEERING

6. The Subdivider shall grant Easements to the City of San Diego for water and sewer purposes.
7. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private encroachments into the Park Boulevard and 12th Avenue right-of-way.

8. The Subdivider shall construct current City Standard street improvements adjacent to the site on Park Boulevard and 12th Avenue per the approved Improvement Plan 38153-D and PTS 374481.
9. The Subdivider shall install current City Standard street lights adjacent to the site on Park Boulevard and 12th Avenue per approved Improvement Plan 38153-D and PTS 374481.
10. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
11. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
12. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
13. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
14. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006472

DOC# 2015-0260174



May 21, 2015 03:43 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$74.00

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

20P

WHEN RECORDED MAIL TO:

Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

**NOTE: COUNTY RECORDER, PLEASE
RECORD AS RESTRICTION USE OR
DEVELOPMENT OF REAL
PROPERTY AFFECTING THE TITLE
TO OR POSSESSION THEREOF**

**AMENDED CENTRE CITY DEVELOPMENT PERMIT AND
PLANNED DEVELOPMENT PERMIT NO. 2013-21**

**BALLPARK VILLAGE PARCEL C
(APN#535-563-38 THROUGH -41)**

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

BALLPARK VILLAGE PARCEL C
CCDP/PDP No. 2013-21

This Centre City Development Permit/Planned Development Permit (CCDP/PDP) No. 2013-21 ("Permit") is granted by Civic San Diego to Ballpark Village LLC (Owner/Permittee), pursuant to Centre City Planned District Ordinance (CCPDO) Section 156.0304, for the Ballpark Village Parcel C project ("Project") located on the 3.48 acre site ("Site") bounded by Park Boulevard, Imperial Avenue, and Twelfth Avenue in the East Village neighborhood of the Downtown Community Plan (DCP) area in the City of San Diego, State of California, and more particularly described in "Exhibit A"; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits dated March 16, 2015, on file in the CivicSD Planning Department.

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, a residential mixed-use project consisting of three 6-7 story podium buildings (approximately 70-91 feet tall) with a single 37-story residential tower (approximately 400 feet tall) containing up to 720 dwelling units within approximately 846,641 sq. ft. of residential space. The Project will also contain approximately 57,516 gross square feet of retail floor area (approximately 46,324 square feet net leasable).

2. Centre City Planned Development Permit

The CivicSD Board of Directors hereby grants a Centre City Planned Development Permit pursuant to San Diego Municipal Code (SDMC) Chapter 12, Article 6 Division 6 and Sections 156.0304(d) and (f) for deviations to the following development regulations of the CCPDO and the Ballpark Village Master Plan ("Master Plan") contained in the Ballpark Village Owner Participation Agreement (OPA) as approved by the City of San Diego Redevelopment Agency and City Council on October 18, 2005:

- a. Deviations from the Building Bulk requirements of the 2005 CCPDO.
- b. Elimination of the requirements that each of the three sub-parcels within the site provide a minimum FAR of 6.0 to allow an overall FAR of approximately 6.54 in conformance with the Master Plan;
- c. Elimination of the prohibition of on-street parking along the east side of Park Boulevard;
- d. Increase in the maximum residential tower width from 100 to 130 feet and widening of the "Parcel C2 tower zone" 20 feet to the west;
- e. Reduction in the minimum depth of retail space along Park Boulevard from 30 feet to 23 feet;
- f. Reduction in the Twelfth Avenue sidewalk width from 15 feet to 10 feet;

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

- g. Elimination of the required 10-foot building setback at a height of 60 feet along both Park Boulevard and Imperial Avenue;
- h. Elimination of the required building setbacks within the L Street and Eleventh Avenue pedestrian mews;
- i. Allowance for the encroachment of architectural features and pedestrian bridges within the pedestrian mews;
- j. Elimination of the primary façade modulation requirements; and,
- k. Reduction in the Master Plan parking requirements for market rate residential units from 1.5 to 1.25 spaces per dwelling unit.

3. Parking

The Project shall include a minimum of 986 parking spaces for the development program described in No. 1 above. The Project must provide parking at the following minimum ratios if the program deviates from that listed in No. 1 above: 1.0 space per each affordable housing unit; 1.25 spaces per each market rate unit; and, 2.0 spaces per every 1,000 square feet of net leasable retail space. Owner/Permittee shall be permitted to provide more parking than required by these ratios, including through the addition or enlargement of subterranean parking levels. All parking required under the ratios above shall remain dedicated to the residential and commercial uses within the Project. All spaces shall be designed to City Standards. Any tandem parking stalls must be assigned to the same residential unit. In addition, a minimum of 36 motorcycle spaces shall be provided along with storage area for a minimum of 144 bicycles. The Project shall provide three off-street loading bays, one in each podium building. The loading areas shall have direct access to the internal circulation system and elevators.

4. Affordable Housing

The Project shall contain a minimum of 35,000 gross square feet of building area for the provision of affordable housing consistent with the Affordable Housing Agreement of the OPA, including any subsequent amendments.

5. Floor Area Ratio (FAR) Transfer

The total FAR for the development for all uses above ground, as calculated under the Centre City PDO and San Diego Municipal Code, shall not exceed 6.53 measured after all proposed public right-of-way dedications. The Project is proposing that 4,175 of building square footage (0.096 FAR) be transferred from the PETCO Park site under Section 156.0309(d) of the CCPDO. CC&Rs shall be recorded to memorialize the reallocation of permitted floor area under the CCPDO.

6. Development Phasing

The overall Project is proposed to be constructed in a single continuous phase in order to build out the entire Parcel C, although some buildings may receive building permits and

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

final occupancies at different times due to the timing of construction and building plan check and permit issuance.

AIRPORT REQUIREMENTS

7. Airport Approach Overlay Zone

The Owner/Permittee shall comply with the procedures established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) for structures that exceed 30 feet in height (Chapter 13, Article 2, Division 2 of the San Diego Municipal Code) and shall be required to obtain a valid Federal Aviation Administration (FAA) "Determination of No Hazard to Air Navigation" prior to issuance of any building permits.

PLANNING AND DESIGN REQUIREMENTS

8. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO, Centre City Streetscape Manual, the Master Plan and the approved Basic Concept/Schematic Drawings dated March 16, 2015. These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the East Village neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD.
- b. Form and Scale – The development shall consist of three podium buildings of 6-7 stories (approximately 70-91 feet tall) and a single 37-story tower (approximately 400 feet tall). Roof equipment enclosures, elevator penthouses, and mechanical screening shall be permitted above these heights as permitted under the CCPDO, Master Plan and the FAA. All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality. All major elements of the facades facing Park Boulevard, and of the southern façade of Building C2, shall utilize all metal panel or equivalent upgraded non-plaster wall materials. The remaining street facing facades may utilize a mix of plaster and metal panel wall materials. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within 1 (one) inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

extended the full height of the upgraded base materials or up to a natural design break such as a cornice line. All down-spouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24.

All construction details shall be high quality and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

- d. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features that add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into any exposed openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and projection surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Tenth Avenue Plaza – the plaza shall contain upgraded paving materials and allow public passage through to the L Street and Eleventh Avenue mews (pedestrian movements through this area shall not be prohibited but loitering within the plaza may be prohibited). The plaza may contain sidewalk cafés associated with eating and drinking establishments subject to compliance with land use regulations of the CCPDO.
- f. L Street Mews – the mews shall contain upgraded paving materials and a clear minimum 26-foot wide pedestrian path which shall be open to the public for passing through the site (public pedestrian movements through this area shall not be prohibited but loitering within the mews may be prohibited). Signs visible to pedestrians shall be provided to notify the public that the mews is a public passage way. Such signs shall be approved by Civic San Diego prior to installation. Ballpark paving shall be installed across Twelfth Avenue to connect with the pedestrian passage to Tailgate Park (to the extent permitted by the Metropolitan Transit System). The mews shall contain trees and other

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

landscaping and may contain outdoor use areas and sidewalk cafes subject to compliance with the land use regulations of the CCPDO.

- g. Eleventh Avenue Mews – the mews shall contain upgraded paving materials and a clear minimum ten-foot wide pedestrian path alongside the vehicular drop-off and garage access area, with a minimum 15-foot wide pedestrian path to the north of the garage access area. To ensure an ADA path of travel between the Tenth Avenue Plaza and Imperial Avenue, Owner/Permittee shall permit access to the lobby and elevator(s) within the C3/C4 building or provide another path of travel reasonably acceptable to Civic San Diego staff or City of San Diego staff, as applicable (public pedestrian movements through this area shall not be prohibited but loitering within the mews or the C3/C4 building may be prohibited). Signs visible to pedestrians shall be provided to notify the public that the mews is a public passage. Such signs shall be approved by Civic San Diego prior to installation. The mews shall contain trees and other landscaping and may contain outdoor use areas and sidewalk cafes subject to compliance with the land use regulations of the CCPDO.
- h. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garages and shielded from view of the public right-of-way and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per Municipal Code Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.
- i. Mail/Delivery Locations – It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the public right-of-way, either within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- j. Access – Vehicular access to the development's parking shall be limited to the driveways on Imperial Avenue and Twelfth Avenue.
- k. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire

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hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings.

All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public right-of-way.

- l. Open Space/Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups shall be submitted with 100% Construction Drawings.
 - m. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened to the extent feasible from surrounding views (including views from above).
 - n. Signage – All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.
 - o. Lighting – A lighting plan that highlights the architectural qualities of the proposed development and also enhances the lighting of the public right-of-way shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
 - p. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24 of the California Code of Regulations. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner/Permittee shall provide evidence of compliance at 100% Construction Drawings.
 - q. Energy Considerations – The design of the improvements should include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design.
 - r. Street Address – Building address numbers shall be visible and legible from the public right-of-way.
9. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100%

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Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

10. Twelfth Avenue Improvements

The Owner/Permittee shall dedicate necessary public right-of-way for the construction of Twelfth Avenue as shown in the Basic Concept/Schematic Drawings (subject to review and approval of detailed public improvement drawings by the City of San Diego). The Owner/Permittee shall construct Twelfth Avenue west of the Trolley tracks, including the relocation of all Trolley infrastructure or other public utilities, as necessary, from Park Boulevard to Imperial Avenue. Twelfth Avenue shall be designed to be a two-way street with only right-turn in, right-turn out movements allowed at both the northern and southern ends of the street as approved by the City of San Diego. A minimum ten-foot sidewalk shall be installed along the western side of the street including street trees. A pedestrian connection between the Project and Tailgate Park to the east shall be maintained and enhanced. Ballpark District paving shall be installed across Twelfth Avenue at the crossing. A lighted "No Right Turn" sign, coordinated with the traffic signal located at Park Boulevard and the Trolley crossing, shall be installed at the northern end of Twelfth Avenue as recommended by the Traffic Analysis prepared for the Project. The existing pedestrian crosswalk across Imperial Avenue shall be relocated to the west side of the new Imperial Avenue/Twelfth Avenue intersection.

11. Public Right-of-Way Dedications

The Owner/Permittee shall dedicate public rights-of-way along Imperial Avenue and Park Boulevard as necessary to accommodate necessary street widening as shown in the Basic Concept/Schematic Drawings, Traffic Analysis prepared for the Project, and public improvement drawings as approved by the City of San Diego.

12. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual ("Manual") and Master Plan. The Manual is currently being updated and the Owner/Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

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	Park Boulevard	Imperial Avenue	Twelfth Avenue
Sidewalk Width and Paving	Minimum 20 feet Ballpark District paving	Minimum 15 feet Ballpark District paving	Minimum 10 feet Ballpark District paving
Street Trees	Tipuana	Raywood Ash	Jacaranda
Street Lights	Park Boulevard Teardrop Light	Gateway Light	Centre City Standard
Litter Containers	Five	Three	Two

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the Centre City Streetscape Manual, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject property.

- a. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary.
- b. Sidewalk Paving - Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City. Permeable pavers, or a landscaped parkway, shall be provided along all public street frontages to allow stormwater penetration.
- c. Enhanced paving shall be installed in the pedestrian crosswalks at the following intersections consistent with the Master Plan:
 Park Boulevard at Eleventh Avenue (across both streets).
 Park Boulevard at Tenth Avenue (across both streets)
 Park Boulevard at Imperial Avenue (across Park Boulevard on the north side of Imperial Avenue).
 Twelfth Avenue and the L Street Pedestrian Mews (across Twelfth Avenue).
- d. On-Street Parking – The Owner/Permittee shall maximize the amount of on-street parking wherever feasible.
- e. Public Utilities – The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City Utilities located in the public right-of-way. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such

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places and in the manner required by the City, and install new laterals. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.

Prior to the approval of any public improvement drawings, the Owner/Permittee shall provide an acceptable sewer study satisfactory to the Public Utilities Director. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide. If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner/Permittee will be required to abandon (kill) any unused water and sewer services and install new services and meters. Service kills require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City of San Diego Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner/Permittee submits for a tentative map or tentative map waiver, the Water Department will require CC&Rs to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within 10 feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City of San Diego Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the Land Development Code.

- f. Franchise Public Utilities - The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk right-of-way shall be removed and incorporated into the adjoining development where feasible.
- g. Fire Hydrants - If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City of San Diego Fire Department and Development Services Department.

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- h. Water Meters and Backflow Preventers - The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the public right-of-way adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public right-of-way.

All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City of San Diego's Engineering, Public Utilities and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24 of the State Building Code.

13. Public Art Program

The Owner/Permittee shall spend at least an amount equal to one percent (1%) of the building permit value of non-residential development on the Site for public artwork to be located on or adjacent to the Site, in accordance with the Master Plan and public art program plans submitted by Owner/Permittee for approval by Civic San Diego within the time required by the Schedule of Performance of the OPA. A public art plan for the Site shall be submitted for review and approval prior to issuance of full building permits for the Project.

14. Removal and/or Remedy of Soil and/or Water Contamination

The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent public rights-of-way which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the

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improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.

- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

STANDARD REQUIREMENTS

15. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP)

As required by the SDMC Section 156.0304(f), the development shall comply with all applicable MMRP measures from the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan as indicated in the FEIR Consistency Evaluation dated March 10, 2015.

16. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner/Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner/Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

17. Construction Fence

Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times. Alternative site perimeter fencing during grading and similar construction activities may be permitted by the City of San Diego and Civic San Diego.

Ballpark Village Parcel C
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18. Development Identification Signs

Prior to commencement of construction on the Site, the Owner/Permittee shall prepare and install, at its cost and expense, two signs on the barricade around the site which identifies the development. The sign shall be at least four (4) feet by six (6) feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____.

Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 square feet per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to CivicSD for approval prior to installation.

19. Tentative Map

The Owner/Permittee shall be responsible for obtaining all map approvals required by the City of San Diego prior to any proposal for residential units to be offered for sale.

20. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted. Any such EOT must meet all SDMC and CCPDO requirements in effect at the time of extension are considered by the appropriate decision maker.
21. Issuance of this Permit by CivicSD does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
22. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
23. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego.
24. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be

Ballpark Village Parcel C
CCDP/PDP No. 2013-21

EXHIBIT A
LEGAL DESCRIPTION

Parcels 1, 2, 3, and 4 of Parcel Map No. 20943, in the City of San Diego, County of San Diego, State of California, according to map thereof filed in the Office of the County Recorder of San Diego County, December 28, 2011 as File No. 2011-0701527, Official Records.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On May 19, 2015 before me, EVELIA CASTELLANOS, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Brad Richter
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature EVELIA CASTELLANOS
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Amended Certificate of Decision No. 2013-21 Document Date: May 19, 2015
Number of Pages: 15 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brad Richter
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[X] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing: Self

Signer's Name: N/A
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On May 19, 2015 before me, Megan Kaforey, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared John C Kratzer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Megan M. Kaforey
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PDP No. 2013-21 Document Date: 5/19/15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CIVIC SAN DIEGO
RESOLUTION #2015-04
Amended Centre City Development Permit/Planned Development Permit
No. 2013-21

WHEREAS, Ballpark Village LLC (Owner/Permittee) filed an application for an amendment to Centre City Development Permit (CCDP)/Planned Development Permit (PDP) No. 2013-21 for the construction of a mixed-use Project consisting of 720 residential units and 55,516 gross square feet of commercial space located on the 3.48 acre, triangular-shaped site known as Ballpark Village Parcel C ("Site") located along the east side of Park Boulevard north of Imperial Avenue in the East Village Neighborhood of the Downtown Community Plan (DCP) Area; and,

WHEREAS, on March 25, 2015, the Civic San Diego Board of Directors ("Board") held a duly noticed public hearing and considered the amended CCDP/PDP No. 2013-21, including a staff report and recommendation and public testimony in consideration of the Project pursuant to the City of San Diego Municipal Code Chapter 15, Article 3, Division 7; and,

WHEREAS, the Project is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115) (together the "Downtown FEIR"). The Downtown FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with the MMRP for the Downtown FEIR, a Traffic Analysis, WSA and Light and Glare Study were prepared for the amended Project. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the amended Project. The Evaluation concluded that the environmental impacts of the amended Project were adequately addressed in the Downtown FEIR, the amended Project is within the scope of the development program described in the Downtown FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby finds and determines the following:

DEVELOPMENT PERMIT FINDINGS

1. *The proposed development is consistent with the DCP, CCPDO, San Diego Land Development Code (LDC), and all other adopted plans and policies of the City of San Diego pertaining to the Centre City Planned District.*

The proposed development is consistent with the Centre City Community Plan and CCPDO in effect in 2005 when the Ballpark Village Owner Participation Agreement (OPA) was entered into, as well as the Ballpark Village Master Plan ("Master Plan") contained in the OPA which established development standards, land uses, and other criteria governing the development of the Site. Upon approval of the PDP for deviations to the CCPDO and Master Plan, the Project is consistent with all applicable plans and policies of the City of San Diego.

CENTRE CITY PLANNED DEVELOPMENT PERMIT FINDINGS

1. The proposed development will not adversely affect the applicable land use plan;

The Project is consistent with the objectives of the Master Plan, which provides for the development of a relatively high-density mixed-use Project on the east side of Petco Park. While it does not achieve the permitted density or mix of land uses, it does meet the minimum Floor Area Ratio and land-use requirements of the OPA and Master Plan and is consistent with the vision in the DCP for this neighborhood.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The granting of the deviations and approval of the Project will not negatively impact the public health, safety, and general welfare. Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality by providing an attractive, activated streetscape and public amenities such as significant open-space plazas, public art, and pedestrian mews. In addition, the Project will comply with the Mitigation Monitoring Reporting Program of the Downtown FEIR.

3. The proposed development will comply to the maximum extent feasible with the regulations of the OPA and the Master Plan Development Standards; except for any proposed deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of the OPA and Development Standards; and,

The proposed development will meet all of the requirements of the CCPDO and Master Plan Development Standards with approval of the deviations, which are allowable under a PDP. The Project's design is consistent with the Downtown Design Guidelines and modern design practices and is seeking relief from somewhat over-prescriptive standards established in the Master Plan.

4. The proposed deviations will result in a development exhibiting superior architectural design.

Approval of the requested deviations will result in the development of a unique mixed-use Project exhibiting superior architectural design. The proposed deviations requested will make it possible for the developer to construct a high-quality development that provides an attractive singular tower that is a signature building for this location and provides a nice addition to the downtown skyline. The development also provides an interesting mix of podium buildings that are differentiated by unique architectural features, color palettes, articulations/massing, and storefront designs. The Project will result in a unique design that anchors the east side of Petco Park and the emerging East Village neighborhood and is compatible with the surrounding neighborhood. The Project will also provide a pleasant streetscape, public plaza, and pedestrian mews.

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**DOWNTOWN FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
CONSISTENCY EVALUATION
FOR THE
BALLPARK VILLAGE PARCEL C PROJECT**

March 10, 2015

Prepared by: Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

Package Copy

Development Plans


THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

Downtown FEIR Consistency Evaluation

1. **PROJECT TITLE:** Ballpark Village Parcel C ("Project")
2. **DEVELOPER:** Ballpark Village LLC, consisting of JMI Ballpark Village, LLC and Lennar Homes of California, Inc. ("Applicant")
3. **PROJECT LOCATION:** The Project site is a 3.48 acre, triangular-shaped site bound by Park Boulevard, Imperial Avenue, Twelfth Avenue, and Library Circle in the Ballpark Mixed-Use land-use district within the East Village neighborhood ("East Village") of the Downtown Community Plan (DCP) area. The DCP area includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th 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.
4. **PROJECT SETTING:** The Final Environmental Impact Report (FEIR) for the San Diego DCP, Downtown Planned District Ordinance (CCPDO, and 10th Amendment to the Downtown Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115) describes the existing setting of the DCP Area including the East Village. This description is hereby incorporated by reference.

The Project site is currently occupied by a surface parking lot with asphalt sidewalks along the street frontages. Uses surrounding the site include Petco Park and the nine-story Park Terrace residential project to the west; the future Parcel D development parcel currently occupied by a surface-parking lot to the south; the Tailgate Park surface parking lot to the east across the trolley tracks; and, the New Central Library and future development sites to the north.

Ballpark Village Owner Participation Agreement and Master Plan

Development of Parcel C is governed by an Owner Participation Agreement (OPA) between the former City of San Diego ("City") Redevelopment Agency ("Former Agency") and the Applicant, entered into on January 13, 2006. The OPA includes the Ballpark Village Master Plan ("Master Plan") for two development sites along the east side of Park Boulevard north and south of Imperial Avenue (Parcels C and D), just east of Petco Park. The Master Plan is a planning document which identifies allowed land uses, building sizes and envelopes with respect to heights, widths, setbacks, building mass, tower orientation and location, as well as a series of design standards to be applied to the final development plans. The intent of the OPA and Master Plan is to create a mixed-use neighborhood (the two sites are equal in size to five City blocks) that are an anchor for, and complimented by, the emerging East Village neighborhood.

Overall, the Master Plan anticipates potential high-rise towers on each of the six subparcels (subparcels C1, C2, C3, C4, D1 and D2), two plazas that front Park Boulevard and one plaza that fronts Imperial Avenue, pedestrian walkways along the former Eleventh Avenue and L Streets rights-of-ways, and podium-level landscaped open space and recreational opportunities. The maximum height of potential towers on each subparcel could range in height from approximately 136 to 500 feet above Mean Sea Level (MSL) and would offer a mix of some or all of the following uses: multi-family residential, office, retail, restaurant, visitor accommodations (e.g., hotels), public and semi-public, and parking. The variation in building elevation will allow for sun access to the

public library courtyard.

A maximum of 3,212,020 square feet of Gross Floor Area may be developed in the Master Plan area, with a maximum of 1,498,527 square feet to be developed in the Parcel C area. The maximum GFA can be distributed between several different land uses including residential, office, retail, and hotel within the Master Plan area. There is flexibility in defining the land use mix for potential development scenarios but there is a provision of a minimum mix of uses within the Master Plan area in order to create a vibrant neighborhood including the following minimums:

- a) 300,000 square feet of office space
- b) 115,000 square feet of retail space
- c) At least 10 percent of the residential units developed or 150 residential units, whichever is greater, must be affordable, but may be provided either on- or off-site. with at least 35,000 square feet of affordable residential units on site;

Because there is no set land use mix, there is no set number of parking spaces identified in the Master Plan; however, the minimum parking spaces required would conform to the following ratios: 1.5 spaces per market rate residential dwelling unit, one space per affordable housing unit, 1.5 spaces per 1,000 square feet of leasable office space, 0.5 spaces per hotel room, two spaces per 1,000 square feet of leasable retail space, and one motorcycle space for every 20 registered vehicle spaces. Onsite parking can be provided in above and below grade structures according to the Master Plan.

Since the OPA was executed prior to May of 2006, the development is being reviewed against the rules and laws that were in effect at the time of the execution of the OPA, the 1992 Planned District Ordinance as amended through May of 2002.

5. Project Description

The proposed Project is the implementation of the Parcel C portion of the Master Plan, which consists of the removal of the existing surface parking lot on the site and the development of a mixed-use project consisting of 720 residential units and 57,516 square feet of commercial space. The proposed Project consists of a six- to seven-story, 70- to 91-foot tall podium divided into three "blocks," which covers a majority of the site and a single 36-story, 400-foot tall tower. The Project also contains a minimum of 991 parking stalls in three underground levels and one partial at-grade level.

The site area is approximately 151,418 square feet excluding all land dedication for right-of-way uses. The proposed FAR for the Parcel C site is 6.44, which exceeds the minimum required FAR established in the Master Plan for Parcel C (FAR 5.90). The amount of retail space included in the proposed Project is 57,516 square feet. The amount of residential square footage is 834,033 square feet containing 720 residential units, including 27 affordable apartments. The proposed Project also includes 3,100 square feet of common indoor space and 35,000 square feet of common outdoor space including circulation.

The Project is divided into three independent buildings over a common underground parking garage. The site is bisected by the L Street and 11th Avenue pedestrian mews providing at-grade pedestrian circulation through the site. The Project also includes a large public plaza along Park Boulevard and the construction of a new two-lane, two-way roadway named Twelfth Avenue along the eastern edge of the Site directly west of the Trolley tracks.

The Project proposes several deviations from the Development Standards of the CCPDO and the Master Plan as listed below, which may be approved through a planned development permit for the Project:

- 1) Elimination of the requirements that each of the three sub-parcels within the site provide a minimum FAR of 5.5 or 6.0 while still providing an overall FAR of approximately 6.44 in conformance with the Master Plan;
- 2) Elimination of the prohibition of on-street parking along the east side of Park Boulevard;
- 3) Increase in the maximum tower width from 100 to 130 and adjustment of the “tower zone” 20 feet to the west;
- 4) Reduction in the minimum depth of retail space along Park Boulevard from 30 to 23 feet;
- 5) Reduction in the Twelfth Avenue sidewalk from 15 to 10 feet;
- 6) Elimination of the required 10-foot building setback at a height of 60 feet along both Park Boulevard and Imperial Avenue;
- 7) Elimination of the required building setbacks within the L Street and Eleventh Avenue pedestrian mews;
- 8) Allowance for the encroachment of architectural features and pedestrian bridges within the pedestrian mews; and,
- 9) Elimination of the primary façade modulation requirements; and,
- 10) Reduction of the Master Plan parking requirements for market rate units from 1.5 to 1.25 spaces per unit (still exceeding the standard Downtown parking requirement of 1.0 spaces per unit).

6. CEQA COMPLIANCE: The DCP, CCPDO, Redevelopment Plan for the Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference:

- Final Environmental Impact Report (FEIR) for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Downtown Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.
- Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Downtown Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Downtown Redevelopment Project certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.
- Second Addendum to the FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.
- Third Addendum to the FEIR for the RE District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.
- Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

- Fifth Addendum to the FEIR for the Proposed Amendment NO. 2013-01 to the Downtown Planned District Ordinance Establishing an Industrial Buffer Overlay District certified by the City Council on February 12, 2014.
- Sixth Addendum to the FEIR for the India and Date Streets Project certified by the City Council on July 14, 2014.

The FEIR is a "Program EIR" as described in Section 15168 of the State CEQA Guidelines. The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed Project. The FEIR and subsequent addenda are available for review at the offices of the Civic San Diego (CivicSD) located at 401 B Street, Suite 400, San Diego, CA 92101 or on the CivicSD website at www.civicsd.com.

This Downtown FEIR Consistency Evaluation (Evaluation) has been prepared in compliance with CEQA, State and Local Guidelines. Under these Guidelines, environmental review for subsequent proposed actions is accomplished using the Evaluation process, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Evaluation includes the evaluation criteria as defined in Section 15063 of the State CEQA Guidelines.

Under this process, an Evaluation is prepared for each subsequent proposed action to determine whether the potential impacts were anticipated in the FEIR. No additional documentation is required for subsequent proposed actions if the Evaluation determines that the potential impacts have been adequately addressed in the FEIR and subsequent proposed actions implement appropriate mitigation measures identified in the MMRP that accompanies the FEIR.

If the Evaluation identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. Should a proposed action result in: a) new or substantially more severe significant impacts that are not adequately addressed in the FEIR, or b) there is a substantial change in circumstances that would require major revision to the FEIR, or c) that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment, a Subsequent or Supplemental Environmental Impact Report (EIR) would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166).

If the lead agency under CEQA finds that pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent proposed action to be within the scope of the Project covered by the FEIR, and no new environmental document is required.

7. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist and *Section 10 Evaluation of Environmental Impacts*.

8. MITIGATION, MONITORING AND REPORTING PROGRAM: As described in the Environmental Checklist and summarized in **Attachment A**, the following mitigation measures included in the MMRP, found in Volume 1.B.2 of the FEIR, will be implemented by the proposed Project:

AQ-B.1-1; HIST-B.1-1; LU-B.1; LU-B.4-1; LU-B.5.1; NOI-B.2-1; PAL-A.1-1; TRF-A.1.1-2

9. DETERMINATION: In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the FEIR listed in Section 6 above. These documents address the potential environmental effects of future development within the Downtown

Community Plan area based on build out forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the FEIR and its subsequent addenda, as listed in Section 6 above, concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (D)
- Paleontology: Impacts to Significant Paleontological Resources (PAL-A.1) (D/C)
- Noise: Interior Traffic Level Increase on Grid Streets (NOI-B.1) (D/C)

Significant and Not Mitigated Impacts

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)
- Parking: Excessive Parking Demand (TRF-D.1) (C)

In certifying the FEIR and approving the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan, the City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

Overriding Considerations

- Develop downtown as the primary urban center for the region
- Maximize employment opportunities within the downtown area
- Develop full-service, walkable neighborhoods linked to the assets downtown offers
- Increase and improve parks and public spaces
- Relieve growth pressure on outlying communities
- Maximize the advantages of downtown's climate and waterfront setting
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic
- Integrate historical resources into the new downtown plan
- Facilitate and improve the development of business and economic opportunities located in the downtown area
- Integrate health and human services into neighborhoods within downtown

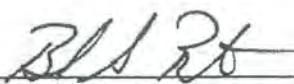
- Encourage a regular process of review to ensure that the Plan and related activities are best meeting the vision and goals of the Plan

The proposed activity detailed and analyzed in this Evaluation are adequately addressed in the environmental documents noted above and there is no change in circumstance, substantial additional information, or substantial Project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved Project, this activity is not a separate Project for purposes of review under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

SUMMARY OF FINDINGS: In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the 2006 FEIR as amended:

1. No substantial changes are proposed in the DCP, or with respect to the circumstances under which the DCP is to be undertaken as a result of the development of the proposed Project, which will require important or major revisions in the 2006 FEIR and the six subsequent addenda to the FEIR;
2. No new information of substantial importance to the DCP has become available that shows the Project will have any significant effects not discussed previously in the 2006 FEIR or subsequent addenda to the FEIR; or that any significant effects previously examined will be substantially more severe than shown in the 2006 FEIR or subsequent addenda to the FEIR; or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;
3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the 2006 FEIR, as amended, is necessary or required;
4. The proposed actions will have no significant effect on the environment, except as identified and considered in the 2006 FEIR and subsequent addenda to the FEIR for the DCP. No new or additional project-specific mitigation measures are required for this Project; and
5. The proposed actions would not have any new effects that were not adequately covered in the 2006 FEIR or addenda to the FEIR, and therefore, the proposed Project is within the scope of the program approved under the 2006 FEIR and subsequent addenda listed in Section 6 above.

CivicSD, the implementing body for the City of San Diego, administered the preparation of this Evaluation.



 Brad Richter, Asst. Vice President of Planning, CivicSD
 Lead Agency Representative/Preparer

3.10.15
 Date

ENVIRONMENTAL CHECKLIST

10. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed Project consistent with the significance thresholds and analysis methods contained in the FEIR for the DCP, CCPDO, and Redevelopment Plan for the Centre City Project Area. Based on the assumption that the proposed activity is adequately addressed in the FEIR, the following table indicates how the impacts of the proposed activity relate to the conclusions of the FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

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. As applicable, mitigation measures from the FEIR are identified and are summarized in **Attachment A** to this Initial Study. Some of the mitigation measures are plan-wide and not within the control of the proposed Project. Other measures, however, are to be specifically implemented by the proposed Project. Consistent with the FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)
- Parking: Excessive Parking Demand (TRF-D.1) (C)

The following Overriding Considerations apply directly to the proposed Project:

- Develop downtown as the primary urban center for the region
- Maximize employment opportunities within the downtown area
- Develop full-service, walkable neighborhoods linked to the assets downtown offers
- Relieve Growth Pressure On Outlying Communities

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY:						
<p>(a) <i>Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the DCP?</i></p> <p>Views of scenic resources including San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area. The proposed Project is located at the ends of Tenth Avenue, Eleventh Avenue, Twelfth Avenue, K Street, L Street and Imperial Avenue and is adjacent to Park Boulevard next to the southeast side of Petco Park. The OPA does not designate any view corridors along these streets and while Park Boulevard was not considered a view corridor in the 1992 PDO (which was in effect when the OPA was executed) it is considered a view corridor in the new DCP and the 2006 CCPDO. While these rules and ordinances do not apply to this development, the DCP and the 2006 CCPDO would have required a setback to preserve views down Park Boulevard. However, given that the view corridors were taken from public right-of-ways, the proposed development will have no net effect because the frontage along Park Boulevard has no uphill public views north of the Project to the Bay due to the terminus of Park Boulevard into private development sites.</p> <p>In addition, the proposed Project would not develop structures that would intrude into the street corridors, blocking potential views. The proposed buildings have been designed and situated such that views of the Bay and Coronado Bridge are minimally impacted.</p> <p>The proposed Project is not located within the viewshed of a state scenic highway. Highway 163 is a State Scenic Highway that enters downtown at Tenth Avenue; however, Highway 163 is not in close proximity to the proposed Project and would not</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>impact this scenic resource. Therefore, significant impacts associated with these issues could not occur.</p> <p>While the Master Plan allowed the construction of 4 highrise towers on Parcel C not to exceed 500 feet, the proposed Project would result in the construction of three 70-91 foot podium buildings and construction of a single 400-foot tower. The architectural features of the proposed Project do not include extreme height, bulk, scale, or site orientation that would substantially disturb views of the San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline from public viewing areas. Thus, significant direct impacts associated with this issue would not occur.</p> <p>The Project site itself does not possess any significant scenic resources that could be impacted by the proposed Project. Impacts to on-site scenic resources are not significant.</p>						
<p><i>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development?</i></p> <p>The proposed Project would be located in a developed area of Downtown already exhibiting major facilities (e.g., Petco Park and the San Diego Convention Center). The proposed Project would introduce one high-rise tower of 400 feet while the Master Plan allows for 4 high rise towers not to exceed 500 feet (MSL). The height of the proposed buildings would not be inconsistent with the development pattern occurring in the area. Existing and future high-rise development in the area surrounding the ballpark includes: the existing 32-story Omni Hotel, the existing 14-story Diamond Terrace, the existing 23-story The Legend, the existing 15-story Diamond View Tower, the existing 24-story ICON, and the existing 14-story Park Terrace. Therefore, the proposed Project is consistent in scale with the planned structures surrounding the ballpark.</p> <p>In addition, all streets would receive special</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Issues and Supporting Information</p> <p>streetscape treatment such as enhanced crosswalk paving, enhanced sidewalk paving, and street trees. The proposed Project would conform to the streetscape and landscape standards contained in the Master Plan and the Downtown Streetscape Manual.</p> <p>Further, the proposed Project has been subject to a design review process in conformance with the CCPDO and the Master Plan. Civic San Diego will assure conformance with plans, policies, goals, and conformance would assure that the proposed Project would have a less than significant impact on the visual character of the area.</p> <p>The development envelopes for the Ballpark Village properties were carefully reviewed and adopted during the formulation of the Master Plan development standards with special consideration to potential shading of the New Central Library public plaza and views from a primary public viewing opportunity from the Reading Room. Development of the site would improve the area by providing three new, modern buildings on a currently underutilized site. The proposed Project would utilize high quality materials and contemporary design sensitive to the character of the surrounding neighborhood. Additionally, a variety of mid-, low- and high-rise buildings are located within the vicinity of the Project site and the scale of the proposed Project would be consistent with that of surrounding buildings. Therefore, project-level and cumulative impacts associated with this issue would not occur.</p>						
<p>(c) <i>Substantially affect daytime or nighttime views in the area due to lighting?</i></p> <p>The proposed Project's proximity to the ballpark could result in field light reflection off the building facades onto surrounding roadways and intersections as well as back into the ballpark. As well, light sensitive areas within the proposed Project will be exposed to light</p>			X			X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>from ballpark activities, which is a potentially significant impact. Implementation of Mitigation Measure LU-B.5.1 requires a lighting study that demonstrates that habitable rooms would be equipped with light attenuation measures to reduce night-time light levels to 2.0 foot candles or less in order to reduce direct impacts to a level less than significant. A glare and light study was prepared by Power Engineers in January 2014 which evaluated the light and glare from the project and found that the design of the project would not create adverse glare impacts on Petco Park.</p> <p>The City’s Light Pollution Law (San Diego Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generation by development within the downtown area. The roofs of the proposed Project buildings will be reflective (white) to reduce the Urban Heat island effect. To reduce the impact of the reflectivity to the local residence and adjacent properties, mechanical screens will be used acting as shading elements and reducing the reflection. Therefore, the Project’s conformance with these requirements would ensure that potential direct and cumulative impacts associated with this issue are not significant.</p>						
2. AGRICULTURAL RESOURCES:						
<p>(a) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?</i></p> <p>The DCP Area is an urban downtown environment that does not contain land designated as prime agricultural soil by the Soils Conservation Service. In addition, it does not contain prime farmland designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><i>(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i></p> <p>The DCP Area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur.</p>					X	X
<p>3. AIR QUALITY:</p> <p><i>(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies (RAQS) or the State Implementation Plan?</i></p> <p>The proposed Project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM10) and less than 2.5 microns (PM 2.5) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the state air quality standards for ozone. The proposed Project is consistent with the land use and transit-supportive policies and regulations of the DCP and CCPDO; which are in accordance with those of the RAQS. Therefore, the proposed Project would not conflict with, but would help implement, the RAQS with its' compact, high intensity land use and transit-supportive design. Therefore, no impact to the applicable air quality plan would occur.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Issues and Supporting Information</p>						
<p>(b) <i>Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i></p> <p>The proposed Project could involve the exposure of sensitive receptors to air contaminants over the long-term operation of the Project, such as carbon monoxide exposure (commonly referred to as CO “hot spots”) due to traffic congestion near the Project site. However, the FEIR concludes that development within the DCP Area would not expose sensitive receptors to significant levels of any of the substantial air contaminants. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not expose sensitive receptors to substantial air contaminants beyond the levels assumed in the FEIR. Additionally, the Project is not located close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in Section 3.c.</p>			X			X
<p>(c) <i>Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</i></p> <p>Implementation of the proposed Project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of the Project would involve short-term, potentially adverse impacts associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation, and other construction activities associated with the proposed</p>		X	X			

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>Project would result in dust and equipment emissions that, when considered together, could endanger human health. Implementation of FEIR Mitigation Measure AQ-B.1 (see Attachment A) would reduce dust and construction equipment emissions generated during construction of the Project to a level below significance.</p> <p>The air emissions generated by automobile trips associated with the Project would not exceed air quality significance standards established by the San Diego Air Pollution Control District. However, the Project's mobile source emissions, in combination with dust generated during the construction of the Project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. No uses are proposed that would significantly increase stationary-source emissions in the DCP Area; therefore, impacts from stationary sources would be not significant.</p>						
4. BIOLOGICAL RESOURCES:						
<p><i>(a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies?</i></p> <p>Due to the highly urbanized nature of the DCP Area, there are no sensitive plants or animal species, habitats, or wildlife migration corridors. In addition, the ornamental trees and landscaping included in the Project are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.</p>					X	X
<p><i>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies?</i></p> <p>As identified in the FEIR, the DCP Area is not within a sub-region of the San Diego County Multiple</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.						
5. GEOLOGY AND SOILS:						
<p>(a) <i>Substantial health and safety risk associated with seismic or geologic hazards?</i></p> <p>Two geotechnical reports were originally prepared for Ballpark Village by Geocon Incorporated in 2003 and Leighton and Associates in 2004. These reports were updated by Leighton and Associates in January 2014 and this latter report concluded that there are no earthquake faults identified on the Project site and that the site is suitable for the proposed development, provided incorporation of the report's conclusions and recommendations such as ensuring hazardous materials compliance, the potential need for recompaction of fill areas, incorporation of hydrostatic pressure design criteria for below grade structures, and mapping during the excavation process to further evaluate subsurface conditions and potential unmapped faulting. The proposed buildings will be constructed in accordance with the conclusions and recommendations of the geotechnical reports and all safety standards of the UBC.</p> <p>Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the site's moderate to non-expansive geologic structure, such hazards could nevertheless occur. Conformance with, and implementation of all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures,</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant.						
6. GREENHOUSE GAS EMISSIONS:						
<p>(a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i></p> <p>California’s Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, codified the State’s greenhouse gas (GHG) emissions target by requiring the State’s GHG emissions to be reduced to 1990 levels by 2020. To achieve these GHG reductions outlined in AB 32, there will have to be widespread reductions of GHG emissions across the California economy. Some of the reductions will come in the form of changes in vehicle emissions and mileage, changes in the sources of electricity, and increases in energy efficiency by existing facilities as well as other measures. The remainder of the necessary GHG reductions will come from requiring new facility development to have lower carbon intensity than “Business-as-Usual” (BAU), or existing, conditions.</p> <p>Neither CivicSD nor the City of San Diego has adopted thresholds of significance for GHG emissions. However, according to the Technical Memorandum entitled “Addressing Greenhouse Gas Emissions from Projects Subject to CEQA” the City is utilizing, for the interim, the 900 metric ton (MT) threshold presented by CAPCOA (CAPCOA 2008). The memorandum identifies Project types and Project sizes that are estimated to emit 900 MT of GHGs per year. Projects that are greater than or equal to the Project sizes listed in the memorandum must perform a GHG analysis.</p> <p>The Project contains 720 residential units, 57,516 square feet of commercial space and a minimum of 991 parking stalls in three underground levels and one partial at-grade level. As such, the Project exceeds the</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>screening criteria identified in the memorandum and, therefore, a GHG technical analysis was prepared for the proposed Project by AECOM in November 2014. For the purpose of this evaluation, to reduce potential impacts to below a level of significance, projects must show a 28% reduction to the 2020 BAU model, which is consistent with the state-wide goals of AB 32.</p> <p>Construction and operation of the proposed Project would both result in GHG emissions. Construction and operational emissions were calculated using the CalEEMod emissions estimator model (version 2011.1.1). Construction emissions were amortized (averaged) over an estimated 30-year Project life, and added to operational emissions. For operations, the Project's design concept, location within the DCP Area, places employees and residents in an area with improved access to mass transit, pedestrian-friendly neighborhoods, helped to reduce emissions associated with the Project.</p> <p>The Project includes sustainability goals and will be certified to meet LEED Silver standards. LEED prerequisites include water use reduction, minimum energy performance, and commissioning of building energy systems. While various strategies can be used to achieve LEED Silver certification, the goals of the proposed Project include the following:</p> <p>Sustainable Site Design</p> <ul style="list-style-type: none"> • Locate Project close to mass transit lines. • Provide facilities needed for bicycle use, including long-and short-term parking storage. • Provide designated parking for low-emitting, fuel-efficient, and carpool vehicles. • Public open space is provided that allows for natural light throughout the site. • Install reflective roofs (white) to reduce the urban heat island effect. • Water Efficiency 						

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	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<ul style="list-style-type: none"> • Install ultra-low flow fixtures • Select drought-tolerant plants <p>Energy Efficiency</p> <ul style="list-style-type: none"> • Use high performance exterior walls to increase energy conservation • Provide daylighting and views for regularly occupied areas. <p>Materials and Resources</p> <ul style="list-style-type: none"> • Implement high levels of construction waste diversion • Use products with high recycled content. • Use products that are sourced and manufactured regionally. • Use certified wood (sustainably harvested). • Encourage collection of recyclables from the occupant’s waste stream. <p>The GHG Analysis estimated the GHG emissions for the Project in 2020 using business as usual conditions and also emissions incorporating state, local, and Project-related GHG emission reduction measures in 2020 and concluded that the Project would result in a 36.4% reduction of GHG emission in 2020 consistent with the requirements of AB 32. The Project would exceed the required 30% reduction of GHG emissions from business-as-usual conditions in 2020. Therefore, the Project would not generate GHG emissions that may have a significant impact on the environment. This impact would be less than significant.</p> <p>Given the above analysis, the Project would not result in significant impacts on the environment. Project emissions would be approximately 36.4% below BAU levels. The Project would result in a decrease in emissions, compared to BAU conditions, at a level exceeding what is necessary on a state level to meet</p>						

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Issues and Supporting Information						
AB 32 goals and would thus not result in significant GHG emissions. Therefore, this impact is considered not significant.						
<p><i>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas?</i></p> <p>The Air Resources Board’s (ARB) Scoping Plan includes measures to meet California’s goal of reducing emissions to 1990 levels by 2020 and also reiterates the state’s role in the long-term goal established in Executive Order S-3-05, which is to reduce GHG emissions to 80% below 1990 levels by 2050. According to ARB, the 2020 goal was established as an achievable, mid-term target, and the 2050 GHG emissions reduction goal represents the level scientists believe is necessary to stabilize the climate.</p> <p>ARB’s Scoping Plan includes measures that would indirectly address GHG emissions levels associated with construction activities, including the phasing in of cleaner technology for diesel engine fleets (including construction equipment). Policies formulated under the mandate of AB 32 that are applicable to construction-related activities shall be implemented during construction of the proposed Project.</p> <p>SB 375 includes emission reduction goals for 2020 and 2035, and aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation. The San Diego Association of Governments (SANDAG) became the first agency in the state to adopt a Sustainable Communities Strategy when it adopted the 2050 RTP in October 2011. The 2050 RTP and SCS indicate that the region will achieve the GHG emissions reduction goals set by ARB of 7% per capita GHG reductions from passenger vehicles by 2020 and 13% by 2035</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Issues and Supporting Information (SANDAG 2011).</p> <p>SANDAG plans are developed based on land use, population, and commercial/industrial growth projections from local jurisdictions in the region, including the City of San Diego. The City of San Diego General Plan was approved in 2008 and includes strategies that focus growth into mixed-use activity centers that are pedestrian-friendly and linked to an improved regional transit system. The DCP establishes land use vision and development policies for the downtown area and is subject to the provisions of the City of San Diego General Plan.</p> <p>The proposed land uses associated with the proposed Project are consistent with those assumed in the General Plan and DCP FEIR.</p> <p>The City of San Diego developed the CMAP in 2012. The 2012 CMAP identified strategies and measures to meet the GHG reduction target of 15% below baseline by 2020. The CMAP strategies address emissions associated with energy use, transportation, land use, and waste. The measures include improving the energy efficiency of residential and commercial buildings; reducing VMT through multimodal transportation options; developing more compact, walkable, transit-accessible neighborhoods; and diverting waste from landfills.</p> <p>The measures in the Scoping Plan and the CMAP also put California and the City of San Diego on a path to meet the long-term 2050 goal of reducing California's GHG emissions to 80% below 1990 levels. Implementing light-duty vehicle GHG emission standards, LCFS, regional transportation-related GHG targets, and the RPS as set forth in the Scoping Plan would continue to achieve reductions through at least 2030. However, the Scoping Plan does not recommend additional measures for meeting specific GHG emissions limits beyond 2020. The Scoping Plan</p>						

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	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>and CMAP are currently being updated, and additional information on revised measures is not available.</p> <p>The proposed Project would include green building strategies to meet LEED Silver standards, which would improve energy efficiency and reduce water use compared to business-as-usual development. A GHG analysis prepared by AECOM (October, 2014) estimates the Project would reduce GHG emissions by 36.4% when compared to 2020 BAU standards. The Project is also located in a downtown area close to mass transit and consistent with regional planning efforts for infill development. Therefore, the Project would be consistent with policies adopted and/or recommended by the City and the CMAP.</p> <p>The Project does not exceed the threshold of significance for GHG emissions. The approach to developing a threshold of significance for GHG emissions is to identify the level of emissions for which a project would not be expected to substantially conflict with existing California legislation that has been adopted to reduce statewide GHG emissions. Neither the City nor any other agency with jurisdiction over this Project has adopted climate change or GHG reduction measures with which the Project would conflict. Therefore, the Project would not conflict with any applicable plan, policy, or regulation for the purpose of reducing GHG emissions. This impact would be less than significant.</p>						
7. HAZARDS AND HAZARDOUS MATERIALS:						
<p><i>(a) Substantial health and safety risk related to onsite hazardous materials?</i></p> <p>The FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. The Project is</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste. Compliance with all applicable requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and waste would ensure that potential health and safety impacts caused by exposure to on-site hazardous materials are not significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of the Project could pose a significant health risk over the long term operation of the Project. However, the Project's adherence to existing mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with on-site hazardous materials over the long term operation of the Project are not significant.						
(b) <i>Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i> The Project is not located on or within 2,000 feet of a site on the State of California Hazardous Waste and Substances Sites List; however, there are sites within 2,000 feet of the Project site that are listed on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing. The FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in Section 7.a above. Therefore, the FEIR states that no mitigation measures would be required.					X	X
(c) <i>Substantial safety risk to operations at San Diego International Airport?</i> According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>downtown planning area is located within the SDIA Airport Influence Area. The FEIR identifies policies that regulate development within areas affected by SDIA including building heights, use and intensity limitations, and noise sensitive uses. The Project does not exceed the intensity of development assumed under the FEIR, nor does it include components that would in any way violate or impede adherence to these policies, impacts related to the creation of substantial safety risks at SDIA would not be significant, consistent with the analysis in the FEIR.</p> <p>In addition, the Applicant submitted a Notice of Proposed Construction to the Federal Aviation Administration (FAA) and the FAA determined that the proposed development posed no hazard to air navigation, subject to installation of appropriate lighting consistent with other high-rise structures in the DCP area.</p> <p>Therefore, there are no potential direct or cumulative impacts related to this issue.</p>						
<p><i>(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan?</i></p> <p>The Project does not propose any features that would affect an emergency response or evacuation plan. Therefore, no impact associated with this issue is anticipated.</p>					X	X
8. HISTORICAL RESOURCES:						
<p><i>(a) Substantially impact a significant historical resource, as defined in § 15064.5?</i></p> <p>The proposed Project site does not contain any designated historical resource. Therefore, no impact to historical resources would occur.</p>					X	X
<p><i>(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the</i></p>	X	X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><i>disturbance of human remains interred outside of formal cemeteries?</i></p> <p>Parcel C1 of the proposed Project is located in an area identified as having a high potential for subsurface archaeological resources. According to the FEIR, 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., 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. In addition, the likelihood of encountering subsurface human remains during construction and excavation activities, although considered low, is possible. Since the proposed Project would involve excavating for the construction of subterranean parking, the potential exists for adverse impacts to buried archaeological resources. Thus, the excavation, demolition, and surface clearance activities associated with development of the Project and the levels of subterranean parking could have potentially adverse impacts to archaeological resources, including buried human remains.</p> <p>Since the potential for archaeological resources and human remains on the Project site cannot be confirmed until grading is conducted, the exact nature and extent of impacts associated with the proposed Project cannot be predicted. Consequently, the required mitigation may or may not be sufficient to reduce these direct project-level impacts to below a level of significance. Therefore, project-level impacts associated with this issue remain potentially significant and not fully mitigated, and consistent with the analysis of the FEIR. Furthermore, project-level significant impacts to important archaeological resources would contribute to the potentially significant and unmitigated cumulative impacts identified in the FEIR. Implementation of FEIR</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Mitigation Measure HIST-B.1-1 (see Attachment A) would ensure that the Project's potentially direct impacts to archaeological resources are not significant.						
<p><i>(c) Substantially impact a unique paleontological resource or site or unique geologic feature?</i></p> <p>The FEIR concludes that development would have potentially adverse impacts to paleontological resources if grading and/or excavation activities are conducted beyond a depth of 1-3 feet. The Project's proposal for three levels of subterranean parking would involve excavation beyond the FEIR standard, resulting in potentially significant impacts to paleontological resources. Implementation of FEIR Mitigation Measure PAL-A.1-1 (see Attachment A) would ensure that the Project's potentially direct impacts to paleontological resources are not significant.</p> <p>An initial evaluation for the potential of significant subsurface archaeological resources was prepared by Brian F. Smith and Associates, Inc., Paleontological Resource Assessment on June 4, 2013 and a Phase 1 Cultural Resource Study on June 19. These studies concluded that the Project site is underlain by the San Diego Formation and Bay Point Formation, which has high paleontological resource potential. There is a very high probability that any construction related excavation activities at the site would adversely affect important nonrenewable paleontological resources (i.e., fossils) in the subsurface sediments of the site. Therefore, implementation of the MMRP in Attachment A shall be required, and implemented, as a condition of approval to reduce the adverse effects of that development to a level below significant. In addition to the MMRP, another condition of approval shall be that an archeological testing program be conducted prior to construction in order to evaluate the</p>			X	X		

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>potential for cultural resources within this Project. Should the testing program identify the presence of historic features or deposits, these historic resources will require a significance evaluation per City guideline requirements. Any resources identified as significant may require mitigation measures to reduce potentially adverse impacts from the development of the subject property. Further, archeological monitoring of all grading and excavation activities shall be conducted as part of the proposed Project.</p> <p>The proposed Project would not impact any resources outside of the Project site. The mitigation measures for the potential direct impacts fully mitigates paleontological impacts, therefore, the Project's contribution to cumulative impacts to paleontological resources would be significant but mitigated because the same measures that mitigate direct impacts would also mitigate for any cumulative impacts.</p>						
9. HYDROLOGY AND WATER QUALITY:						
<p>(a) <i>Substantially degrade groundwater or surface water quality? Violate any water quality standards or waste discharge requirements?</i></p> <p>The quality of stormwater and urban runoff would not significantly change as a result of implementation of the proposed Project because the proposed land use changes would not result in a substantial modification to the character of the drainage basin. In addition, the Applicant will be required to implement stormwater runoff control measures (both structural and nonstructural) in compliance with regulatory requirements.</p> <p>The Project site is currently covered by impervious surfaces, including surface parking lots. The proposed Project would include some impervious surfaces, but would also incorporate landscaped areas and permeable surfaces (i.e. porous concrete, pervious pavers, etc.) that would reduce the impacts of</p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>development on runoff and water quality. The existing surface parking lots, which are a potential source of polluted runoff, are to be removed and parking for the proposed Project will be provided underground. Therefore, there would be less impervious surfaces on-site and the runoff volume or pollutant concentration on the site would be decreased. In addition, implementation of Best Management Practices (BMPs) required by the local Standard Urban Stormwater Mitigation Program (SUSMP) and Stormwater Standards would reduce the Project's long-term impacts. Therefore, the storm drain system serving the site would not be impacted and adherence to the state and local water quality controls would ensure that direct impacts to groundwater and surface water quality would not be significant. Impacts associated with these issues are considered to be less than significant.</p> <p>Construction activities could potentially have significant short-term impacts on water quality. The Project's construction and grading activities may involve soil excavation at a depth that could surpass known groundwater levels, which would indicate that groundwater dewatering might be required. Compliance with the requirements of either (1) the San Diego Regional Water Quality Control Board under a National Pollution Discharge Elimination system general permit for construction dewatering (if dewatering is discharged to surface waters), or (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program), and (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. In addition, Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP)</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>would ensure that short-term water quality impacts during construction are not significant.</p> <p>Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the FEIR, the Project's contribution to the cumulative water quality impact would remain significant and unmitigated.</p>						
<p><i>(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes?</i></p> <p>The FEIR found that implementation of the Downtown Community Plan would not result in a substantial increase in impervious surfaces within the downtown planning area because the area is a highly urbanized area paved with pervious surfaces and very little vacant land (approximately 3 percent of the planning area). Redevelopment of downtown is therefore anticipated to replace impervious surfaces that already exist and development of the small number of undeveloped sites would not result in a substantial increase in impermeable surface area or a significant impact on the existing storm drain system.</p> <p>The Project site is currently covered by impervious surfaces, including surface parking lots. The proposed Project would cover some of the site with impervious surfaces, but would also incorporate landscaped areas and permeable surfaces (i.e. porous concrete, pervious pavers, etc.) that would reduce the impacts of development on runoff and water quality. The existing surface parking lots, which are a potential source of polluted runoff, are to be removed and parking for the proposed Project will be provided underground. Therefore, there would be no substantial change in the</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>amount of impervious surfaces on-site that would consequently increase the runoff volume or pollutant concentration contributed by the site. Therefore, the storm drain system serving the site would not be impacted.</p> <p>The Project is also required to comply with the City of San Diego BMPs required as part of the local SWPPP. The Project incorporates a variety of pervious surfaces (such as landscape areas and open spaces), as well as features designed to utilize storm water. Implementation of these features is encouraged by the DCP as they capture rain water and reduce surface volume entering the storm drain system. Therefore, impacts associated within this issue are not significant.</p>						
<p><i>(c) Substantially impede or redirect flows within a 100-year flood hazard area?</i></p> <p>Downtown is not within a 100-year floodplain or near a dam or levee. Similarly, the Project would not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, no impacts associated with this issue will occur. Domestic water is delivered to Downtown by several pipelines from outlying reservoirs located in the County. Therefore, the proposed Project is not anticipated to deplete groundwater supplies. Further, the Project site is currently covered with impervious surfaces. Implementation of the proposed Project will not change the historical groundwater recharge levels on-site. Therefore, no impact associated with groundwater supply or recharge is anticipated to occur.</p>					X	X
<p><i>(d) Substantially increase erosion and sedimentation?</i></p> <p>The potential for erosion and sedimentation could increase during the short-term during site preparation and other construction activities. As discussed in the FEIR, the proposed Project's compliance with regulations mandating the preparation and implementation of a SWPPP would ensure that impacts associated with erosion and sedimentation are not</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
significant.						
10. LAND USE AND PLANNING:						
<p>(a) <i>Physically divide an established community?</i></p> <p>The proposed Project is similar to the existing development in the Ballpark area. The Project does not propose any features or structures that would physically divide an established community. The proposed Project would also not disrupt or divide the community; therefore, no significant impact associated with this issue would occur.</p>					X	X
<p>(b) <i>Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation?</i></p> <p>Development of the subject property is governed by an OPA between the former City Redevelopment Agency and the Applicant, entered into on January 13, 2006. The proposed Project is consistent with the OPA's planned uses for the site and the Sports/Entertainment District as prescribed in the 1992 Downtown Community Plan that was in place when the OPA was entered into. The Sports/Entertainment District intended to accommodate retail, commercial, residential, entertainment, office, hotel and mixed-use development.</p> <p>The Project is also consistent with the Ballpark Mixed Use designation in the current DCP and CCPDO, which allows for mixed use developments that include retail, eating and drinking establishments, residential uses, live/work uses, and parking.</p> <p>The proposed Project requests approval of a planned development permit for deviations to development standards of the CCPDO and Master Plan. If the findings for approval are made and the permit is approved, no potential impacts would result from the deviations.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
The Project would not conflict with other applicable land use plans, policies, or regulations. The Project complies with the goals and policies of the DCP and with the approval of the requested PDP the Project will meet all applicable Master Plan development standards. Therefore, no significant direct or cumulative impacts associated with an adopted land use plan would occur.						
<p>(c) <i>Substantial incompatibility with surrounding land uses?</i></p> <p>Sources of land use incompatibility include lighting, industrial activities, shading, and noise. The proposed Project would not result in or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the Project's emission of, and exposure to, lighting are not significant. In addition, the FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the Project are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions are evaluated in Sections 7.a and 6.a in this evaluation).</p> <p>Potentially significant impacts associated with the Project's incompatibility with traffic noise on adjacent grid streets are discussed in Sections 12.b and 12.c. No impacts associated with incompatibility with surrounding land use would occur.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>(d) <i>Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development?</i></p> <p>Although not expected to be a substantial direct impact of the Project because substantial numbers of transients are not known to congregate on-site, the Project, in tandem with other downtown development activities, would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from downtown into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams (HOTs) and similar transient outreach efforts would reduce, but not fully mitigate, the adverse impacts to surrounding neighborhoods caused by the transient relocation. Therefore, the proposed Project would result in cumulatively significant and not fully mitigated impacts to surrounding neighborhoods.</p>		X			X	
11. MINERAL RESOURCES:						
<p>(a) <i>Substantially reduce the availability of important mineral resources?</i></p> <p>The FEIR states that the viable extraction of mineral resources is limited in DCP Area due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no impact associated with this issue will occur.</p>					X	X
12. NOISE:						
<p>(a) <i>Substantial noise generation?</i></p> <p>The proposed Project would not result in substantial noise generation from any stationary sources over the long-term. Short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR defines a significant long-term traffic noise increase as an</p>		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
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<p>increase of at least 3.0 dB (A) CNEL for street. The FEIR identified nine street segments in the downtown area that would be significantly impacted as a result of traffic generation; however, none of these identified segments are in the direct vicinity of the Project site. Nevertheless, automobile trips generated by the Project, would, in combination with other development in downtown significantly increase noise on several street segments resulting in cumulatively significant noise impacts. The FEIR concludes that there are no feasible mitigation measures available to reduce the significant noise increase in noise on affected roadways and this impact remains significant and unavoidable.</p>						
<p><i>(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dBA CNEL)?</i></p> <p>An acoustical analysis conducted by Eilar Associates, Inc. Acoustical & Environmental Consulting on October 13, 2013 was completed pursuant to FEIR Mitigation Measure NOI-C.1-1 (see Attachment A) to determine if the private and outdoor open spaces would be exposed to substantial noise levels of 65dB (A) CNEL or greater.</p> <p>The acoustical study concluded that current and future noise primarily consists of traffic noise from Imperial Avenue, Park Boulevard, Harbor Drive, Tenth Avenue, Eleventh Avenue and Interstate 5 (I-5), as well as railway and the trolley lines along Twelfth Avenue. In addition, residents are expected to be exposed to noise impacts from Petco Park. Future combined transportation noise levels at the building facades will range from 39 CNEL at a courtyard facing façade to 71 CNEL at the northwest side of the building, along Park Boulevard, which exceeds the 65 CNEL limit. Additionally, noise levels at commercial outdoor use areas must not exceed 75 CNEL. Future combined traffic and</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>railway noise impacts were calculated for common outdoor use areas for residential and commercial use, and at private outdoor balconies. Common outdoor use areas for residential and commercial use shall comply with the applicable noise limits as currently designed because adequate noise shielding is provided by the proposed building structures. These noise levels meet City of San Diego noise regulations without any mitigation. Combined noise levels at certain private outdoor balcony locations were determined to be exposed to greater than 65 CNEL. In order to mitigate noise levels at the balconies that are exposed, the primary source of noise must be mitigated with the inclusion of a 3.5-foot high sound attenuation barrier in place around the affected balconies (per Section 5.1.1 of the acoustical evaluation). With this mitigation, the noise level at residential balconies shall meet the 65 CNEL requirement of the City of San Diego. All other outdoor use areas are anticipated to meet the applicable noise limits set by the City of San Diego.</p> <p>Therefore, the project-level and cumulative impacts associated with this issue are not significant.</p>						
<p>(c) <i>Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)?</i></p> <p>The FEIR states that ballpark noise generated during ballgames or concerts would have a significant impact on nearby noise sensitive uses. Pursuant to the FEIR Mitigation Measure NOI-B.2-1 An Acoustical Analysis was conducted by Eilar Associates, Inc. Acoustical & Environmental Consulting on October 13, 2013 to determine if future interior noise levels in the commercial/residential spaces would be below 45 dBA CNEL (the FEIR standard), with all windows and doors open. The Acoustical Analysis determined that combined transportation noise levels at many of the proposed building facades are shown to exceed 60 CNEL. Additionally, worst-case noise impacts from Petco Park are expected to be approximately 61</p>			X			X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>CNEL at floors one through seven, and 69 CNEL at upper level receivers. Due to the high exterior noise levels at building facades from both transportation noise sources and ballpark noise, an exterior-to-interior noise analysis is required for the proposed Project by the California Building Code and the City of San Diego. The required exterior-to-interior analysis needs to occur prior to approval of building permits in order to determine building features necessary to reduce interior noise levels to 45 CNEL or less in residential spaces and 50 CNEL or less in commercial spaces. It is feasible for the proposed Project to achieve the required interior noise levels using readily available building materials and construction methods. The specific construction methods and building materials needed to achieve these levels can be provided when building plans become available. Implementation of this mitigation would reduce interior noise levels to below 45 dBA CNEL. Therefore, impacts associated with this issue would be mitigated to a level less than significant.</p>						
13. POPULATION AND HOUSING:						
<p><i>(a) Substantially induce population growth in an area?</i></p> <p>The FEIR concludes that build-out of the DCP would not induce substantial population growth that results in adverse physical changes. The Project is consistent with the land uses assumed in the DCP and CCPDO and does not exceed those analyzed throughout the FEIR. Therefore, no project-level and cumulative significant impacts associated with this issue would occur.</p>					X	X
<p><i>(b) Substantial displacement of existing housing units or people?</i></p> <p>No existing housing is located on-site. The proposed Project will offer a variety of new residential units. In addition, the proposed Project is not expected to displace any homeless people as the current site is a</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
surface parking lot and does not provide shelter for homeless populations. Therefore, project-level and cumulative impacts associated with this issue are not significant.						
14. PUBLIC SERVICES AND UTILITIES:						
<p>(a) <i>Substantial adverse physical impacts associated with the provision of new schools?</i></p> <p>The population of school-aged children attending public schools is dependent on current and future residential development. The FEIR concludes that the additional student population anticipated at build out 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. The specific future location of new facilities is unknown at the present time. Pursuant to Section 15145 of CEQA, 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. Therefore, approval of the proposed amendments would not result in direct or cumulative impacts associated with this issue.</p>					X	X
<p>(b) <i>Substantial adverse physical impacts associated with the provision of new libraries?</i></p> <p>The FEIR concludes that, cumulatively, development in downtown would generate the need for a New Central Library and possibly several smaller libraries in downtown. The City finished construction of the New Central Library adjacent to the Project site in 2013, so in and of itself, the proposed Project would not generate additional demand necessitating the construction of another new library facility. However, according to the analysis in the FEIR, future</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
development projects are considered to contribute to the cumulative need for new library facilities downtown identified in the FEIR. Nevertheless, the specific future location of these facilities (except for the New Central Library) is unknown at present. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning 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, approval of the Project would not result in direct or cumulative impacts associated with this issue.						
<p><i>(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities?</i></p> <p>The Project would not generate a level of demand for fire protection/emergency facilities beyond the level assumed by the FEIR. However, the FEIR reports that the San Diego Fire Department is in the process of securing sites for two new fire stations in the downtown area. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the second new fire protection facility would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify significant impacts and appropriate mitigation measures.</p>					X	X
<p><i>(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities?</i></p> <p>The FEIR analyzes impacts to law enforcement</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>service resulting from the cumulative development of the downtown and concludes the construction of new law enforcement facilities would not be required. Since the land use designation of the proposed development is consistent with the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from the future construction of law enforcement facilities would be speculative and no future analysis of their impacts would be 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.</p>						
<p><i>(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities?</i></p> <p>The Public Utilities Department provides water service to the downtown and delivers more than 200,000 million acre-feet annually to over 1.3 residents. During an average year the Department's water supply is made up of 10 to 20 percent of local rainfall, with the remaining amount imported from regional water suppliers including the San Diego County Water Authority (SDWA) and the Metropolitan Water District (MWD). Potable water pipelines are located underneath the majority of downtown's streets mimicking the above-ground street grid pattern. The existing facilities that service the existing site would continue to serve the Project.</p> <p>The proposed Project meets Senate Bill 610 (SB610) triggering the preparation of a Water Supply Assessment (WSA) to identify water supply</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>availability. The Project proposes 720 residential units and 57,516 square feet of commercial use, which meets the SB610 water demand threshold of 500 or more residential units. As such, a WSA was prepared to assess the availability of sufficient water supplies to meet the Project demands of the Project.</p> <p>The WSA dated October 2014 concluded that there will be sufficient water supplies available to meet the projected water demands of the Project. The findings verify that there is sufficient water supply to serve existing demands, projected demands and future water demands within the Public Utilities Department's service area normal and dry year forecasts during a 20-year projection. The City Council approved the WSA on February 24, 2015.</p> <p>Since the Project would have adequate water supply, the Project would not generate additional demand necessitating the construction of new water facilities. Additionally, the FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. Therefore, substantial adverse physical impacts associated with the provision of new water facilities would not occur.</p>						
<p>(f) <i>Substantial adverse physical impacts associated with the provision of new storm water facilities?</i></p> <p>The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the Project would not result in a significant increase of impervious surfaces, the amount of runoff volume entering the storm drain system would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.</p>					X	X
<p>(g) <i>Substantial adverse physical impacts associated with the provision of new wastewater transmission or</i></p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><i>treatment facilities?</i></p> <p>The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, sewer improvements that may be needed to serve the Project are categorically exempt from environmental review under CEQA as stated in the FEIR. Any proposed public sewer improvements that may be needed to serve the proposed Project will be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide and a sewer report shall be approved by the Director of the City's Public Utilities Department prior to the Issuance of the Public Improvement Plan. Therefore, impacts associated with this issue would not be significant.</p>						
<p><i>(h) Substantial adverse physical impacts associated with the provision of new landfill facilities?</i></p> <p>The FEIR concludes that cumulative development within the downtown would increase the amount of solid waste to the Miramar Landfill and contribute to the eventual need for an alternative landfill. Although the proposed Project would generate a higher level of solid waste than the existing use of the site, implementation of a mandatory Waste Management Plan and compliance with the applicable provisions of the San Diego Municipal Code would ensure that both short-term and long-term project-level impacts are not significant. However, the Project would contribute, in combination with other development activities in downtown, to the cumulative increase in the generation of solid waste sent to Miramar Landfill and the eventual need for a new landfill as identified in the FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis from the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts of the proposed Project and appropriate mitigation measures. Therefore, cumulative impacts of the proposed Project are also considered not significant.						
15. RECREATIONAL FACILITIES:						
<p>(a) <i>Substantial increase in 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?</i></p> <p>The proposed Project, residential portions in particular, will result in an increased usage of existing parks. However, the proposed Project would not increase the level of demand for recreational facilities over that assumed by the FEIR. Additionally, the Project does propose several sections of urban open space which would increase the amount of available areas to meet demands for recreational facilities. The proposed Project would provide new recreation areas on the podium-level of many of the new buildings. The inclusion of these areas is for use by residents and visitors of the Project and would not create adverse environmental impacts beyond those analyzed for in the FEIR.</p> <p>The FEIR discusses impacts to parks and other recreational facilities and the maintenance thereof and concludes that build out of the DCP would not result in significant impacts associated with this issue. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for parks and recreational facilities beyond the level assumed by the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
accelerated as a result of the Project. No significant impacts with this issue would occur.						
16. TRANSPORTATION/TRAFFIC:						
<p>(a) <i>Cause the LOS on a roadway segment or intersection to drop below LOS E?</i></p> <p>The FEIR states that projects generating greater than 2,400 average daily trips (ADT) and would result in potentially significant impacts to the level of service (LOS) of roadway segment or intersection and requires implementation of mitigation measures at the Project level to mitigate the impact.</p> <p>Based on the proposed uses, the proposed Project for the development of Parcel C alone would generate a total of 4,174 new ADTs (assuming half of the commercial space is occupied by restaurants) which exceeds the daily and peak hour thresholds established in the DCP and the FEIR for triggering the requirement for a traffic study. Per Mitigation Measure TRF-A.1.1-2 a final Traffic Impact Analysis was prepared by Fehr & Peers on December 21, 2014 and has been approved by the City Development Services Department.</p> <p>Associated with the Project is the re-establishment of Twelfth Avenue as a public street on the eastern edge of the proposed site. Twelfth Avenue would be a two-way street between Park Boulevard and Imperial Avenue and the intersections at both ends of Twelfth Avenue would allow only right turn in, right turn out movements.</p> <p>While a connection between Park Boulevard and Harbor Drive does not currently exist (scheduled for construction in 2016), the traffic study assumed this improvement to be in existence since it will be completed prior to the Project being completed.</p> <p>The traffic analysis concluded that no significant impacts to the intersections within the study area would result with the proposed Project, except for the</p>		X	X			

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Issues and Supporting Information</p> <p>intersection of Imperial Avenue and Park Boulevard. However, with re-striping of the westbound travel/turn lanes on Imperial Avenue which is proposed as part of the Project all intersections would operate at LOS E or better during all peak periods under all scenarios.</p> <p>The analysis also examined the impacts associated with the development of Parcel D (directly to the south of the Project) with a mixed-use development. Under this scenario, it is assumed that the intersection of Eleventh Avenue and Imperial Avenue will be signalized. While this signal would be required of the Parcel D development, the signal is not necessary for the Parcel C development and therefore is not required at this time. In addition, additional right-of-way anticipated for the Parcel D development to accommodate additional vehicle lanes on Imperial Avenue is being dedicated on Parcel C at this time. However, the street will not be re-striping until such time as a specific development is proposed, approved, and developed on Parcel D.</p> <p>The existing pedestrian crossing on Twelfth Avenue which connects the Project site to Tailgate Park will be maintained after construction of the Project. Pedestrians will traverse the Project through the L Street mews to Park Boulevard. Similarly, the Eleventh Avenue mews will provide public pedestrian connections to Imperial Avenue.</p> <p>The Project's direct impacts on downtown roadway segments or intersections would not be significant; however, the traffic generated by the proposed Project would in combination with the traffic generated by other downtown development, contribute to the significant cumulative impacts projected in the FEIR to occur on a number of downtown roadway segments and intersections, and street within neighborhoods surrounding the DCP area at buildout of the downtown. The FEIR includes mitigation measures to address these impacts, but the identified measures may or may not be</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
able to fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways. These mitigation measures are not the responsibility of the proposed Project, and are therefore not included in Attachment A. Therefore, consistent with the analysis of the FEIR, the proposed Project would contribute to significant cumulative impacts associated with this issue.						
(b) <i>Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes?</i> The FEIR concludes that development within downtown will result in significant cumulative impacts to freeway segments and ramps serving the downtown planning area. Since the land use designation of the Project is consistent with the land use designation assumed in the FEIR analysis, the Project would contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and several ramps serving the downtown. FEIR Mitigation Measure TRF-A.2.1-1 would reduce these impacts to the extent feasible, but not to below the level of significance. This mitigation measure is not the responsibility of the Project, and therefore is not included in Attachment A. The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the Project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR. The Project would not have a direct impact on freeway segments and ramps.	X	X				
(c) <i>Create an average demand for parking that would exceed the average available supply?</i> Because there is no set land use mix, there is no set		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>number of parking spaces identified in the Master Plan; however, the minimum parking spaces required by the Master Plan are: 1.5 spaces per market rate residential dwelling unit, one space per affordable housing unit, 1.5 spaces per 1,000 square foot of leasable office space, 0.5 spaces per hotel room, two spaces per 1,000 square foot of leasable retail space, and one motorcycle space for every 20 registered vehicle spaces. The Project is requesting a deviation from the market rate parking requirements to 1.25 spaces/unit, which still exceeds the current CCPDO requirements of 1.0 space./unit assumed in the FEIR analysis. Therefore, the deviation would not create any new potential impacts.</p> <p>The Project consists of 720 residential units and 57,516 square feet of retail space. The proposed Project is required to provide a minimum of 991 parking spaces under the proposed deviation which it exceeds.</p> <p>Vehicle access to the on-site parking areas will be provided via a total of five driveways with two located on Imperial Avenue and three located on Twelfth Avenue. All but a few spaces are located in below-grade parking areas that are interconnected.</p> <p>While the current parking lot provides public parking, such lots are considered interim uses under the CCPDO and FEIR and the FEIR analysis assumed no surface parking lots. The FEIR did require 2,373 parking spaces be provided in the Ballpark District for exclusive use by events within Petco Park, which are currently provided in the Padres Parkade, Tailgate Park, and Parcel D. The OPA, including the First Implementation Agreement, establishes the requirement for Ballpark Village LLC to maintain a minimum of 267 spaces for Petco Park activities.</p> <p>Since the amount of parking exceeds the amount of parking required by the Master Plan (with approval of</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>the proposed deviation) and the CCPDO, the Project would not have a significant direct impact on downtown parking.</p> <p>However, demand generated by cumulative downtown development would exceed the amount of parking provided by such development in accordance with the CCPDO. Implementation of FEIR Mitigation Measure TRF-D.1-1 would reduce, but not fully mitigate, the significant cumulative impact of excessive parking demand (this mitigation measure is not the responsibility of the Project, and therefore is not included in Attachment A). Therefore, the proposed Project would contribute to the cumulatively significant and not mitigated shortfall in parking supply anticipated to occur throughout the downtown by the FEIR.</p>						
<p>(d) <i>Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded?</i></p> <p>The Project does not include any features that would discourage the use of alternative modes of transportation. The Project is accessible by public transit, including bus and trolley (both of which are operated by MTS). The Project also embraces alternate transportation by being close to mass transit lines. The Twelfth & Imperial Transit Center (serving the Blue and Orange trolley lines) and the Twelfth & Imperial Transit Bayside (serving the Green Line) are both located within an 800-foot walk of the center of the Project site.</p> <p>The Project provides a large storage areas for tenants' bicycles including a maintenance area to encourage the use of bicycles and the Project is located within walking distance of major facilities and services in the Downtown area. Therefore, the Project will cause no significant impacts related to alternative modes of transportation or cause transit service capacity to be</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
exceeded.						
17. MANDATORY FINDINGS OF SIGNIFICANCE:						
<p>(a) <i>Does the 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?</i></p> <p>As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the DCP area. Additionally, the Project does not have the potential to eliminate important examples of major periods of California history or pre-history at the Project level. No other aspects of the Project would substantially degrade the environment. Cumulative impacts are described in Section 16.b below.</p>					X	X
<p>(b) <i>Does the 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)?</i></p> <p>As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts but implementation of the mitigation measures identified in the FEIR would reduce these impacts; however, some impacts would remain significant and immitigable as</p>		X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
identified in the FEIR and Statement of Overriding Considerations adopted by the City. This Project's contribution would not be greater than anticipated by the FEIR and therefore no further analysis is required.						
<p>(c) <i>Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?</i></p> <p>As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts. However, the impacts associated with this Project would be no greater than those assumed in the FEIR and therefore no further environmental review is required under CEQA.</p>	X	X				

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
AIR QUALITY (AQ)				
<p>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>	<p><i>Mitigation Measure AQ-B.1-1:</i> Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <ol style="list-style-type: none"> 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 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. 2. Dust suppression techniques shall be implemented including, but not limited to, the following: <ol style="list-style-type: none"> 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 the CCDC. b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. 3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. 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>Prior to Demolition or Grading Permit (Design)</p>	<p>Developer</p>	<p>City</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ol style="list-style-type: none"> 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 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. 6. All diesel-powered vehicles and equipment shall be properly operated and maintained. 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. 8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 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. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 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 (HPLV) 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. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site. 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. 14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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> <p>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.</p>			
HISTORICAL RESOURCES (HIST)				
<p>Impact HIST-B.1: Development in downtown could impact significant buried archaeological resources. (Direct and Cumulative)</p>	<p><i>Mitigation Measure HIST-B.1-1:</i> 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 Historic Resources Board (HRB) (“City Staff”) in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code. 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 Land Development Code, 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</p> <p>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>Prior to Demolition or Grading Permit (Design)</p> <p>Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>City Staff</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<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 Land Development Code, Historical Resources Guidelines. 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 Historical Resources Guidelines 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> <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>			

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	<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 Public Resources Code (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>Step 3-Data Recovery</p> <p>For any site determined to be significant, a Research Design and Data Recovery Program (RDDR) 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 reinterment 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>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (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 			

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	<p>Native American resources, have been noted on the appropriate construction documents.</p> <p>B. Letters of Qualification have been submitted to City Staff</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation. 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. 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. <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 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. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 3. The PI may submit a detailed letter to City Staff requesting a reduction to the 1/4 mile radius. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 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), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), the Native American representative(s) (where Native American resources may be impacted), Building Inspector (BI), if 			

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	<p>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.</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. 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 NA 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 11x17) 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>			

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	<p>III. During Construction</p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 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. 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 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. 3. The archeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr’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. 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. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 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. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 			

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	<p>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.</p> <p>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.</p> <p>C. Determination of Significance</p> <p>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.</p> <p>(a) The PI shall immediately notify City Staff by phone to discuss significance 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 (ADRP) 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>IV. Discovery of Human Remains 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>			

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	<ul style="list-style-type: none"> A. Notification <ul style="list-style-type: none"> 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 (EAS) of the Development Services Department to assist with the discovery process. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. B. Isolate discovery site <ul style="list-style-type: none"> 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. 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance. 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. C. If Human Remains are determined to be Native American <ul style="list-style-type: none"> 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call. 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information. 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 & Safety Codes. 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. 			

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	<p>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:</p> <ul style="list-style-type: none"> (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; (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, (c) In order to protect these sites, the Landowner shall do one or more of the following: <ul style="list-style-type: none"> (1) Record the site with the NAHC; (2) Record an open space or conservation easement on the site; (3) Record a document with the County. <p>6. Upon the discovery of multiple Native American human remains during a ground disturbing 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> <ul style="list-style-type: none"> 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial. 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98). 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. 			

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	<p>V. Night and/or Weekend Work</p> <p>A. If night and/or work is included in the contract</p> <ol style="list-style-type: none"> 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. 2. The following procedures shall be followed. <ol style="list-style-type: none"> (a) No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to City Staff via fax by 8 am of the next business day. (b) Discoveries 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. (c) Potentially Significant Discoveries 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. (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>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify City Staff immediately. <p>C. All other procedures described above shall apply, as appropriate.</p>			

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	<p>VI. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the Historical Resources Guidelines 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. <ol style="list-style-type: none"> (a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. (b) Recording sites with State of California Department of Parks and Recreation 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. 2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to City Staff for approval. 4. City Staff shall provide written verification to the PI of the approved report. 5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued. 2. 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. 			

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	<p>3. 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.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. When applicable to the situation, the PI shall include written verification from the Native 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>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 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. 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. 			

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LAND USE (LND)				
<p>Impact LU-B.1: 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)</p>	<p>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>	<p>Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>CCDC/City</p>
<p>Impact LU-B.4: 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)</p>	<p><i>Mitigation Measure LU-B.4-1:</i> 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.</p>	<p>Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>City</p>
<p>Impact LU-B.5: Ballpark lighting would interrupt sleep in residences and hotels within two blocks of the ballpark. (Direct)</p>	<p><i>Mitigation Measure LU-B.5.1:</i> 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 CCDC 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.</p>	<p>Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>CCDC/City</p>

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NOISE (NOI)				
<p>Impact NOI-B.2: 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)</p>	<p><i>Mitigation Measure NOI-B.2-1:</i> 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.</p>	<p>Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)</p>	<p>Developer</p>	<p>City</p>
PALEONTOLOGICAL RESOURCES (PAL)				
<p>Impact PAL-A.1: Excavation in geologic formations with a moderate to high potential for paleontological resources could have a significant impact on these resources, if present. (Direct)</p>	<p><i>Mitigation Measure PAL-A.1-1:</i> In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CCDC.</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (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 (CCDC) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. <p>B. Letters of Qualification have been submitted to CCDC</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to CCDC identifying the Principal Investigator (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. 2. CCDC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project. 3. Prior to the start of work, the applicant shall obtain approval 			

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	<p>from CCDC for any personnel changes associated with the monitoring program.</p> <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 1. The PI shall provide verification to CCDC 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. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. 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. <ol style="list-style-type: none"> a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored <ol style="list-style-type: none"> a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to CCDC 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). 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur.</p> <p>b. The PI may submit a detailed letter to CCDC 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.</p> <p>III. During Construction</p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <p>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 CCDC of changes to any construction activities.</p> <p>2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR'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 CCDC.</p> <p>3. The PI may submit a detailed letter to CCDC 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.</p> <p>B. Discovery Notification Process</p> <p>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.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ul style="list-style-type: none"> 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify CCDC by phone of the discovery, and shall also submit written documentation to CCDC within 24 hours by fax or email with photos of the resource in context, if possible. <p>C. Determination of Significance</p> <ul style="list-style-type: none"> 1. The PI shall evaluate the significance of the resource. <ul style="list-style-type: none"> a. The PI shall immediately notify CCDC by phone to discuss significance determination and shall also submit a letter to CCDC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from CCDC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. 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 CCDC unless a significant resource is encountered. d. The PI shall submit a letter to CCDC 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. <p>IV. Night Work</p> <ul style="list-style-type: none"> A. If night work is included in the contract <ul style="list-style-type: none"> 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 			

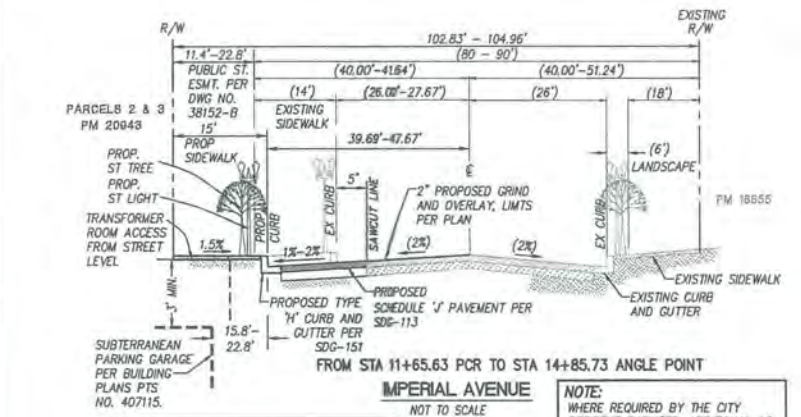
SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>2. The following procedures shall be followed.</p> <ul style="list-style-type: none"> a. No Discoveries <ul style="list-style-type: none"> (1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to CCDC via fax by 9am the following morning, if possible. b. Discoveries <ul style="list-style-type: none"> (1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction. c. Potentially Significant Discoveries <ul style="list-style-type: none"> (1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. d. The PI shall immediately contact CCDC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If night work becomes necessary during the course of construction</p> <ul style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify CCDC immediately. <p>C. All other procedures described above shall apply, as appropriate.</p> <p>V. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ul style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to CCDC for review and approval within 90 days following the completion of monitoring. <ul style="list-style-type: none"> a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<ul style="list-style-type: none"> b. Recording Sites with the San Diego Natural History Museum <ul style="list-style-type: none"> (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. 2. CCDC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to CCDC for approval. 4. CCDC shall provide written verification to the PI of the approved report. 5. CCDC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. B. Handling of Fossil Remains <ul style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 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 C. Curation of fossil remains: Deed of Gift and Acceptance Verification <ul style="list-style-type: none"> 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. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and CCDC. D. Final Monitoring Report(s) <ul style="list-style-type: none"> 1. The PI shall submit two copies of the Final Monitoring Report to CCDC (even if negative), within 90 days after notification from CCDC that the draft report has been approved. 			

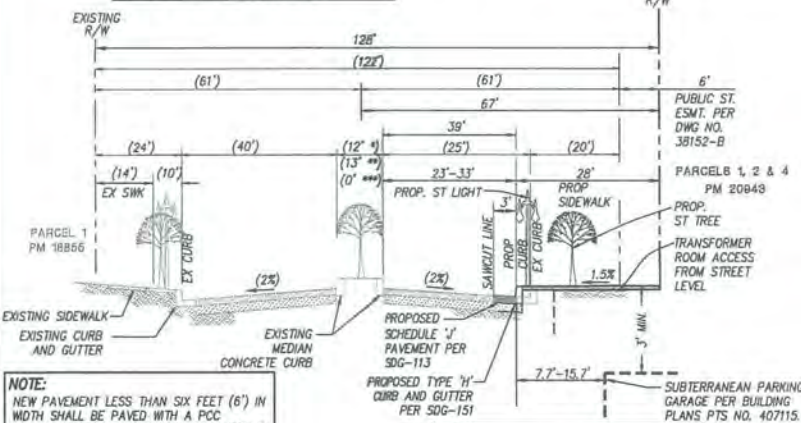
SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from CCDC which includes the Acceptance Verification from the curation institution.			
TRAFFIC AND CIRCULATION (TRF)				
Impact TRF-A.1.1: 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)	<i>Mitigation Measure TRF-A.1.1-2:</i> 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 as part of the Secondary Study process. 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 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 CCDC’s CIP, or the equivalent, no further action shall be required. If the any of the required improvements are not included in the CIP, or not expected within five years of project completion, CCDC shall amend the CIP, within one year of project approval, to include the required improvements and assure that they will be implemented within five years of project completion. At CCDC’s discretion, the developer may be assessed a pro-rated share of the cost of improvements.	Prior to Development Permit (Design)	Developer	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<p>Impact TRF-D.1: Parking demand would exceed the supply generated by proposed parking requirements which could increase parking demand in areas surrounding downtown. (Direct and Cumulative)</p>	<p><i>Mitigation Measure TRF-D.1-1:</i> At five-year intervals, commencing upon adoption of the proposed Community Plan, CCDC shall evaluate the parking supply and demand within the downtown area as well as assess the amount of parking generated by downtown development in residential areas within a quarter-mile radius of downtown. The evaluations will include an inventory of the number of public and private parking spaces available for public parking within downtown and the residential neighborhoods within a quarter-mile radius of downtown. The evaluation shall determine the current as well as anticipated parking supply and demand during the ensuing five-year period. Based on the evaluation, CCDC shall determine if the discrepancy between demand and supply warrant ameliorative actions which may include but not be limited to: (1) constructing new public parking, (2) implementing specific shared parking programs with private parking facilities, (3) implementing parking meter programs that respond to changes in the parking demand which occur during a 24-hour period and/or (4) implementing residential permit parking programs. Any actions identified during the parking evaluation shall be incorporated into CCDC's Capital Improvement Program, if appropriate, or carried out through some other form of enforcement such as amending Planned District Ordinances or other regulatory programs dealing with parking.</p>	<p>Every five years</p>	<p>CCDC/City</p>	<p>CCDC/City</p>

TENTATIVE MAP NO. 1732775



NOTE:
NEW PAVEMENT LESS THAN SIX FEET (6') IN WIDTH SHALL BE PAVED WITH A PCC PAVEMENT SECTION AS NOTED IN SCHEDULE "J" FOR STREET CLASSIFICATION, PLUS A 1/8" TO 1/4" CLASS "T" ASPHALT CONCRETE CAP.



NOTE:
WHERE REQUIRED BY THE CITY RESIDENT ENGINEER, ADDITIONAL AC OVERLAY WILL BE REQUIRED TO JOIN AND MATCH INTO EXISTING PAVEMENT IN ORDER TO OBTAIN A SMOOTH TRANSITION.

FROM STA 21+23.61 PCR TO STA 21+58.49 PCR (**13' MEDIAN)
FROM STA 24+58.12 PCR TO STA 25+53.15 PCR (**0' MEDIAN)
FROM STA 27+24.40 PCR TO STA 28+05.74 PCR (*12' MEDIAN)
PARK BOULEVARD (WITHOUT VALET)
NOT TO SCALE

- NOTES**
- THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUMS IS 6, FOR A TOTAL OF 713 UNITS RESIDENTIAL-CONDOMINIUMS; FOR A TOTAL NUMBER OF 719 CONDOMINIUM UNITS.
 - UTILITIES:** WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS

NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON PARK BOULEVARD, IMPERIAL AVENUE AND 12TH AVENUE.
 - GRADING:**
A. CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN.
B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS WITH TE-BACKS AND SOLDIER BEAMS.
 - DRAINAGE:**
A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
C. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
 - SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
 - BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
 - NO TREES OR SHRUBS EXCEEDING 3" IN HEIGHT MATURITY SHALL BE INSTALLED WITHIN 10' OF SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
 - ALL STREETScape AND LANDSCAPE IMPROVEMENTS SHALL BE CCDC STREETScape MANUAL.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE ON SITE, ABOVE GROUND WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND CITY ENGINEER.
 - THE APPLICANT IS REQUESTING A TENTATIVE MAP.

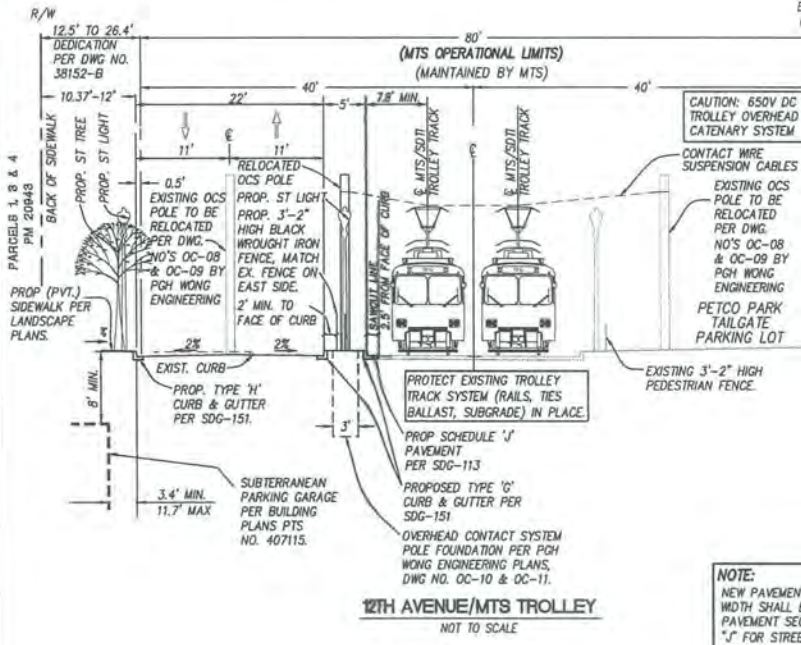


SOURCE OF TOPOGRAPHY

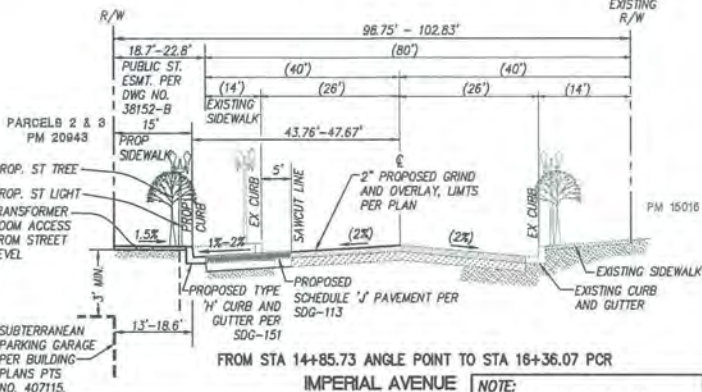
THE TOPOGRAPHY FOR THIS SITE IS PER AERIAL SURVEY DONE ON OCTOBER 2004, FIELD SURVEY DECEMBER 2013, MAY 2014 AND JANUARY 2015 BY:
PROJECT DESIGN CONSULTANTS,
701 B STREET, SUITE 800,
SAN DIEGO, CA 92101.
(619) 235-6471

EARTHWORK QUANTITIES

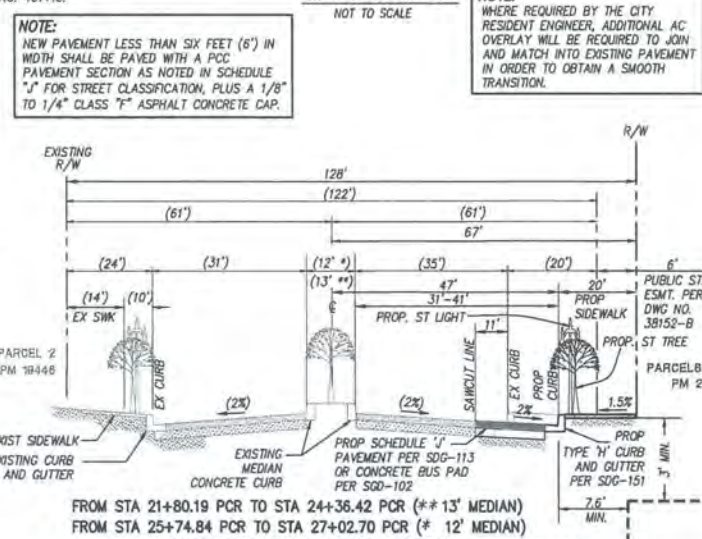
AREA TO BE GRADED = 4.09 AC
EXPORT: 231,176± CYD
MAXIMUM CUT/FILL = 231,176± CYD
QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT INCLUDE SHRINKAGE AND BUILDING FACTORS. THIS PROJECT PROPOSES EXPORT OF 231,176 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



NOTE:
NEW PAVEMENT LESS THAN SIX FEET (6') IN WIDTH SHALL BE PAVED WITH A PCC PAVEMENT SECTION AS NOTED IN SCHEDULE "J" FOR STREET CLASSIFICATION, PLUS A 1/8" TO 1/4" CLASS "T" ASPHALT CONCRETE CAP.



NOTE:
WHERE REQUIRED BY THE CITY RESIDENT ENGINEER, ADDITIONAL AC OVERLAY WILL BE REQUIRED TO JOIN AND MATCH INTO EXISTING PAVEMENT IN ORDER TO OBTAIN A SMOOTH TRANSITION.



NOTE:
WHERE REQUIRED BY THE CITY RESIDENT ENGINEER, ADDITIONAL AC OVERLAY WILL BE REQUIRED TO JOIN AND MATCH INTO EXISTING PAVEMENT IN ORDER TO OBTAIN A SMOOTH TRANSITION.

SEE NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS DOCUMENT NO. 2014-041069 DATE RECORDED: 10-10-14

OWNER/DEVELOPER STATEMENT

BALLPARK VILLAGE, LLC
WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.
BY: _____
NAME: _____
TITLE: _____

APPLICANT

GREYSTAR CP II, LLC
17855 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
(949) 735-9870

BENCHMARK

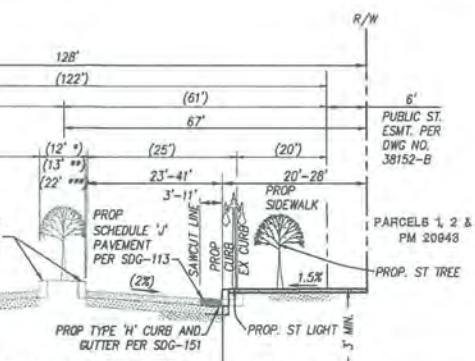
CITY OF SAN DIEGO - A FOUND BRASS PLUG IN THE TOP OF CURB AT THE NORTHWEST CORNER RETURN AT IMPERIAL AVENUE AND 12TH STREET HAVING THE LAMBERT COORDINATE INDEX NORTHING AND EASTING OF 1975-17222 AND AN ELEVATION OF 10.435 FEET MSL/NGVD-29

NOTE: THIS BENCHMARK WILL BE DESTROYED BY THIS PROJECT'S PROPOSED CONSTRUCTION AND HAS BEEN REFERENCED TO AN UNMARKED BRASS TAG CONTROL POINT SET FLUSH IN THE TOP OF A CURBSIDE DRAINAGE INLET. THIS INLET IS LOCATED AT THE SOUTHWEST QUADRANT OF IMPERIAL AVENUE AND PARK BOULEVARD. THIS BRASS TAG HAS AN ELEVATION OF 12.58 FEET.

IMPROVEMENT NOTES

- REPLACE CURB, GUTTER AND SIDEWALK ON PARK BOULEVARD, IMPERIAL AVENUE AND 12TH AVENUE. PER APPROVED PUBLIC IMPROVEMENT PLAN 38153-D
- LANDSCAPE AND STREETScape PER CCDC STREETScape MANUAL DATE OCTOBER 20, 2003.

PROPOSED IMPROVEMENTS (CONT.)



NOTES AND SECTIONS FOR:
FROM STA 21+58.49 PCR TO STA 21+80.19 PCR (**13' MEDIAN)
FROM STA 24+36.82 PCR TO STA 24+58.52 PCR (**22' MEDIAN)
FROM STA 25+53.55 PCR TO STA 25+75.24 PCR (**VARIES MEDIAN)
FROM STA 27+03.10 PCR TO STA 27+24.80 PCR (*12' MEDIAN)
PARK BOULEVARD CURB TRANSITION
NOT TO SCALE

NOTE:
SITE IS CURRENTLY UNDER CONSTRUCTION PER BUILDING PLANS/PTS NO. 407115.

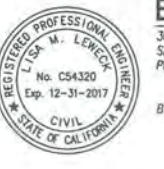
NOTE:
APPROVED WATER QUALITY TECHNICAL REPORT PER APPROVED BUILDING PLANS/PTS NO. 407115.

NOTE:
ENGINEERING PERMIT NO. 1286172 PER APPROVED GRADING PLANS DWG. 38044-D/PTS NO. 367795.

NOTE:
APPROVED STORM WATER REQUIREMENTS PER APPROVED BUILDING PLANS/PTS NO. 407115 & DWG. 38153-D/PTS NO. 374481.

NOTE:
APPROVED DRAINAGE REPORT PER APPROVED GRADING PLANS DWG. 38044-D/PTS NO. 367795.

NOTE:
ENGINEERING PERMIT NO. 1308623 PER APPROVED IMPROVEMENT PLANS DWG. 38153-D/PTS NO. 374481.



ENGINEER OF WORK

303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK

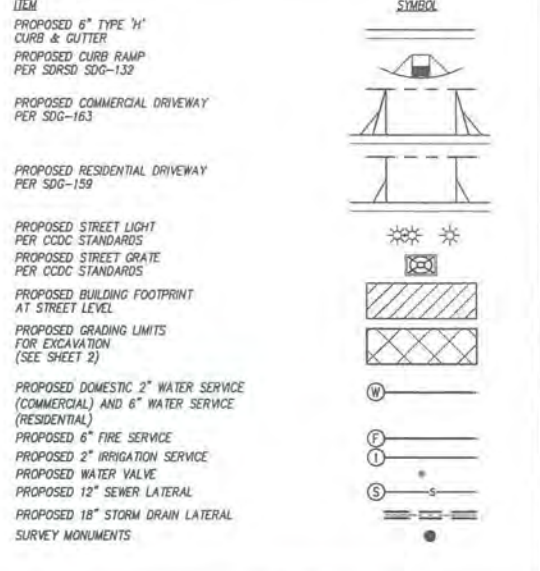
ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
1.619.269.3444 1.619.269.3459
www.kettlerlebeck.com

LEGEND

EXISTING IMPROVEMENTS



PROPOSED IMPROVEMENTS



PROJECT TEAM:

- CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
- ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-2353
- GENERAL CONTRACTOR: TURNER CONSTRUCTION
- LEGAL DESCRIPTION: PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

LEGAL DESCRIPTION:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS:

535-363-38, 38, 40, 41

PROJECT INDEX:

ENGINEERING PERMITS: 196-1721
NAD83 COORDINATES: 1836-6281

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone No. (619) 269-3444

PROJECT NAME:

BALLPARK VILLAGE
SAN DIEGO, CA 92101

SHEET TITLE:

TENTATIVE MAP
CITY PROJECT NO. PIS 494621/A.O. NO. 24006472

EXISTING CONDITIONS:

EXISTING PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4
PROPOSED USE:
NEW SITE AREA: 3.99 AC
PROPOSED LOTS = 1
PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
TANDEM SPACES = 63
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3
TOTAL PARKING = 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING
COMMERCIAL: 6 UNITS 49,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF

OWNER/DEVELOPER:

GREYSTAR
17855 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL: (949) 892-4483

REVISIONS:

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Revision 8:
Original Date:

Sheet 1 of 7

DEP #

GENERAL NOTES

- EXISTING/PROPOSED ZONING IS CENTRE CITY PLANNED DISTRICT COMMERCIAL OFFICE (CO) AIRPORT APPROACH COASTAL OVERLAY & COUNCIL DISTRICT 2.
- APPLICANT SHALL OBTAIN AN ENFORCEMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER FOR THE PROPOSED PRIVATE 18" STORM DRAIN LATERAL THAT CONNECTS TO THE PUBLIC STORM DRAIN SYSTEM IN THE RIGHT-OF-WAY.
- NO ACCESS DOOR SHALL SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWD AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. 09-2007-001, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED.
- IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 2009-0009-DWD, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-0009-DWD. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

KEY NOTES

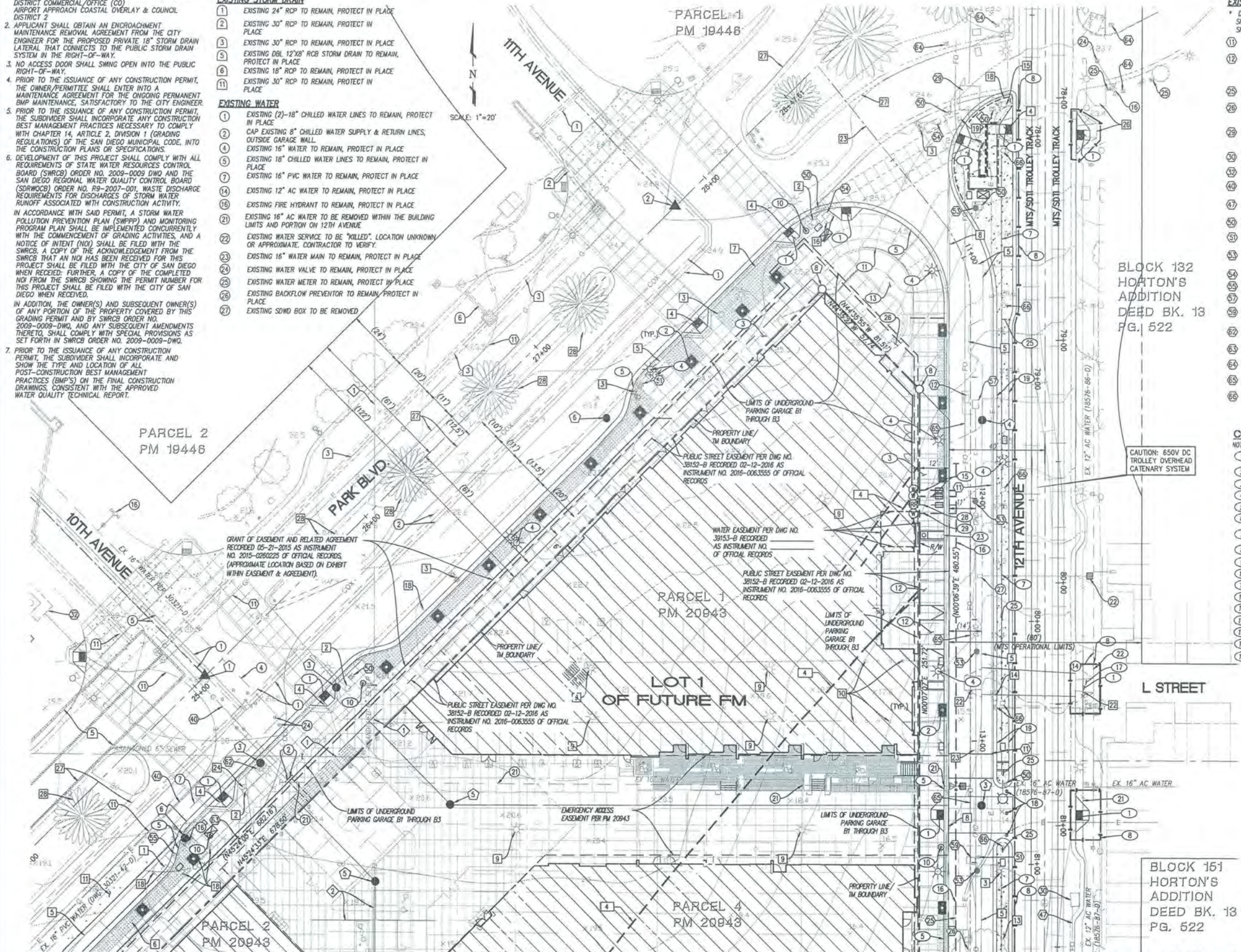
EXISTING STORM DRAIN

- EXISTING 24" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 12"x8" RCB STORM DRAIN TO REMAIN, PROTECT IN PLACE
- EXISTING 18" RCP TO REMAIN, PROTECT IN PLACE
- EXISTING 30" RCP TO REMAIN, PROTECT IN PLACE

EXISTING WATER

- EXISTING (2)-18" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- CAP EXISTING 8" CHILLED WATER SUPPLY & RETURN LINES, OUTSIDE GARAGE WALL
- EXISTING 16" WATER TO REMAIN, PROTECT IN PLACE
- EXISTING 18" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- EXISTING 16" PVC WATER TO REMAIN, PROTECT IN PLACE
- EXISTING 12" AC WATER TO REMAIN, PROTECT IN PLACE
- EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE
- EXISTING 16" AC WATER TO BE REMOVED WITHIN THE BUILDING LIMITS AND PORTION ON 12TH AVENUE
- EXISTING WATER SERVICE TO BE "KILLED". LOCATION UNKNOWN OR APPROXIMATE. CONTRACTOR TO VERIFY.
- EXISTING 16" WATER MAIN TO REMAIN, PROTECT IN PLACE
- EXISTING WATER VALVE TO REMAIN, PROTECT IN PLACE
- EXISTING WATER METER TO REMAIN, PROTECT IN PLACE
- EXISTING BACKFLOW PREVENTOR TO REMAIN, PROTECT IN PLACE
- EXISTING SMD BOX TO BE REMOVED

SCALE: 1"=20'



KEY NOTES

EXISTING DRY UTILITIES

- DRY UTILITY CALLOUTS WERE PROVIDED BY UTILITY SPECIALIST. CONTRACTOR TO COORDINATE WITH UTILITY SPECIALIST FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.
- EXISTING SDG&E PRIMARY CONDUITS AND CABLES, PROTECT IN PLACE.
- EXISTING MTS CONDUIT & FIBER OPTIC CABLE SPICE BOX - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE, BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDG&E 3316 HANDHOLE - TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING PRIMARY CABLES AND CONDUITS - PORTIONS OF THE CONDUIT AND CABLES TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDG&E 3316 HANDHOLE - ADJUST TO GRADE AS REQUIRED BY OTHERS AND PROTECT IN PLACE. CONTRACTOR TO COORDINATE.
- EXISTING MTS UNKNOWN SPICE BOX - ADJUST TO GRADE AS REQUIRED OR PROTECT IN PLACE.
- EXISTING SDG&E 3325 MANHOLE, PROTECT IN PLACE.
- EXISTING 4" PE NATURAL GAS MAIN TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS UNSPECIFIED CONDUITS, PROTECT IN PLACE.
- EXISTING SIGNAL PULLBOX TO BE RELOCATED OR ADJUST TO GRADE.
- EXISTING STREET LIGHT PULLBOX TO BE RELOCATED OR ADJUST TO GRADE.
- EXISTING POWER POLE TO BE REMOVED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING TRAFFIC CONTROL CABINET TO BE RELOCATED.
- EXISTING TRAFFIC SIGNAL HANDHOLE TO BE RELOCATED.
- EXISTING SDG&E 3313 HANDHOLE - RELOCATE BEHIND NEW CURB BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDG&E 3312 HANDHOLE - RELOCATE BEHIND NEW CURB BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING SDG&E ELECTRIC HANDHOLE TO REMAIN, PROTECT IN PLACE AND ADJUST TO GRADE.
- EXISTING COX SPICE BOX TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
- EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS CONDUIT & FIBER OPTIC CABLE TO REMAIN, PROTECT IN PLACE.
- EXISTING MTS OCS POLES & PULLBOX TO REMAIN, PROTECT IN PLACE.

EXISTING SURFACE IMPROVEMENT

- EXISTING TRAFFIC SIGNAL CONTROLLER TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL W/ COBRA STREET LIGHT, ADJUST TO GRADE
- EXISTING STREET LIGHT TO BE REMOVED AND SALVAGE. RETURN TO CITY OF SAN DIEGO. PLACE BACK BY CONTRACTOR
- EXISTING PED RAMP TO REMAIN DURING GRADING OPERATION, TO BE REPLACED
- EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN DURING GRADING OPERATIONS, TO BE REMOVED AND REPLACED
- EXISTING BUS SHELTER TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND PERMANENTLY RELOCATED EXISTING DRIVEWAY TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING PARKING LIGHT TO BE REMOVED
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING CONCRETE BUS PAD TO BE RELOCATED
- EXISTING STREET TREE TO BE REMOVED AND RELOCATED
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED
- EXISTING TRAFFIC SIGNAL POLE TO REMAIN
- EXISTING BOLLARDS TO BE REMOVED AND RELOCATED
- EXISTING STREET SIGN TO BE REMOVED AND RELOCATED
- EXISTING METER PED TO BE RELOCATED PER SEPARATE DRAWING. CONTRACTOR TO COORDINATE
- EXISTING PED RAMP TO REMAIN BUT CLOSED TO PUBLIC DURING GRADING OPERATIONS ONLY. TO BE REMOVED PER PUBLIC IMPROVEMENT PLANS
- PROPOSED CENTER LINE
- EXISTING COBRA STREET LIGHT TO REMAIN
- EXISTING PED RAMP TO REMAIN
- EXISTING MEDIAN TO REMAIN
- EXISTING TREES TO REMAIN

EXISTING SEWER

- ABANDONED 6" SEWER TO BE REMOVED WITHIN BUILDING LIMITS.
- EXISTING 6" SEWER TO BE REMOVED WITHIN THE BUILDING LIMITS AND CAPPED AND PLUGGED.

CONSTRUCTION NOTES

- NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DWG 38153-0
- PROPOSED CURB RAMP (TYPE A OR B) WITH TRUNCATED DOME PER DWG SDG-132
 - NEW TREE AND TREE GRATE
 - PROPOSED SIDEWALK (PVT) ODCG PAVING, 'BALLPARK DISTRICT PAVING'
 - PROPOSED STREET LIGHT
 - PROPOSED 6" TYPE 'H' CURB AND GUTTER PER DWG SDG-151
 - FOR PROPOSED OVERHEAD CONTACT SYSTEM (OCS) NEW POLE LOCATIONS SEE DWG. OC-08 & OC-09 BY PGM WONG ENGINEERING.
 - PROPOSED 3"-2" HIGH BLACK WROUGHT IRON FENCE, MATCH EXIST. FENCE ON EAST SIDE OF TROLLEY TO BE MAINTAINED BY MTS.
 - PROPOSED SAWCUT LINE
 - PROPOSED SCHEDULE 'L' AC PAVEMENT PER SDG-113
 - PROPOSED LITTER RECEPTACLE PER LANDSCAPE PLANS, SHEET 15
 - PROPOSED CAST-IN-PLACE CONCRETE RETAINING WALL
 - PROPOSED RESIDENTIAL DRIVEWAY PER DWG SDG-159
 - PROPOSED PLANTER PER LANDSCAPE PLANS, SHEET 16
 - PROPOSED TYPE B MEDIAN CURB
 - PROPOSED 2" WATER
 - PROPOSED 12" WATER MAIN
 - REMOVE EX. PED RAMP & REPLACE W/ CURB, GUTTER & SIDEWALK

CONSTRUCTION NOTES

- NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DWG 38153-0
- PROPOSED DEMOUNTABLE POST PER DWG M-16, 9" MIN CLEARANCE, QUANTITY: 3. SEE DETAIL AT THE OF THIS SHEET.
 - PROPOSED 6" TYPE G CURB & GUTTER PER DWG SDG-150
 - PROPOSED 10" SEWER LATERAL
 - REMOVE APPROX. 20' OF EXIST. FENCE FOR PED. ACCESS, SEE SHEET 4 FOR LIMITS REMOVAL.
 - INSTALL NEW FENCE, MATCH EXISTING FENCE PER MTS
 - PROPOSED CURB OUTLET PER STD DWG C-25
 - PROPOSED 6" FIRE SERVICE
 - PROPOSED CONCRETE MEDIAN PER DWG SDG-155
 - PROPOSED STAIRS
 - PROPOSED 6" FIRE HYDRANT
 - PROPOSED IRRIGATION
 - PROPOSED 6" PVC WATER
 - PROPOSED 8" PVC WATER
 - PROPOSED 8" SEWER LATERAL
 - PROPOSED STORM DRAIN TYPE 'A-5' STORM DRAIN CLEANOUT
 - PROPOSED STORM DRAIN TYPE 'B-1' CURB INLET
 - PROPOSED STORM DRAIN FILTER

EXISTING SURVEY MONUMENT

- FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED "LS 5562" PER PM NO. 18855
- FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED "LS 5562" PER PM NO. 19446
- FOUND LEAD AND BRASS DISC TAG STAMPED "LS 7019" IN CONCRETE CURB PER PM NO. 20943
- FOUND LEAD AND DISC STAMPED "LS 5562" IN CONCRETE CURB PER CORNER RECORD 30666 FOR PM NO. 18855
- FOUND 3/4" x 18" IRON PIPE WITH DISC STAMPED "LS 7019" PER PM NO. 20943
- FOUND SURVEY MONUMENT WITH BRASS DISC STAMPED "LS 5562" PER PM NO. 18855 TO BE DESTROYED DURING CONSTRUCTION OF PUBLIC IMPROVEMENT DWG NO. 38153-0
- MONUMENT TO BE SET PER FINAL MAP

MATCH LINE SEE SHEET 4

PLAN VIEW

MISCELLANEOUS

- POTENTIALLY ACTIVE FAULT PER EXPLORATION LOCATION MAP BY CTE, INC., DATED: 09/02/15.

ENGINEER OF WORK

303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING
303 A STREET SUITE 302
SAN DIEGO, CA 92101
TEL: 619 269-3444 | F: 619 269-3459
www.kettlerleweck.com

PROJECT TEAM:

CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
ARCHITECT: CARRIER JOHNSON & CULTURE (619) 239-2353

GENERAL CONTRACTOR: TURNER CONSTRUCTION
LEGAL DESCRIPTION:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

L.O. NO. = 24006472
P.T.S. NO. = 494621
CCS83 COORDINATES = 1836-6281
L.C. COORDINATES = 196-1721

ZONING DESIGNATION:
CCPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
CCDP/POP NO. 2013-21
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT

ASSESSOR'S PARCEL NUMBERS:
535-563-38, 39, 40, 41

PROJECT INDEX:
LAMBERT COORDINATES: 196-1721
NAD83 COORDINATES: 1836-6281

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
BALLPARK VILLAGE, PARCEL C
SAN DIEGO, CA 92101

PROJECT NAME:
BALLPARK VILLAGE

SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NO. PTS 494621/L.O. NO. 24006472

EXISTING CONDITIONS:

COMMERCIAL PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4

PROPOSED USE:
NEW SITE AREA: 3.99 AC
PROPOSED LOTS = 1

PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
MINIMUM SPACES = 63
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3

TOTAL PARKING: 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING
COMMERCIAL: 6 UNITS 49,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF

OWNER/DEVELOPER:

GREYSTAR
17885 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL: (949) 892-4483

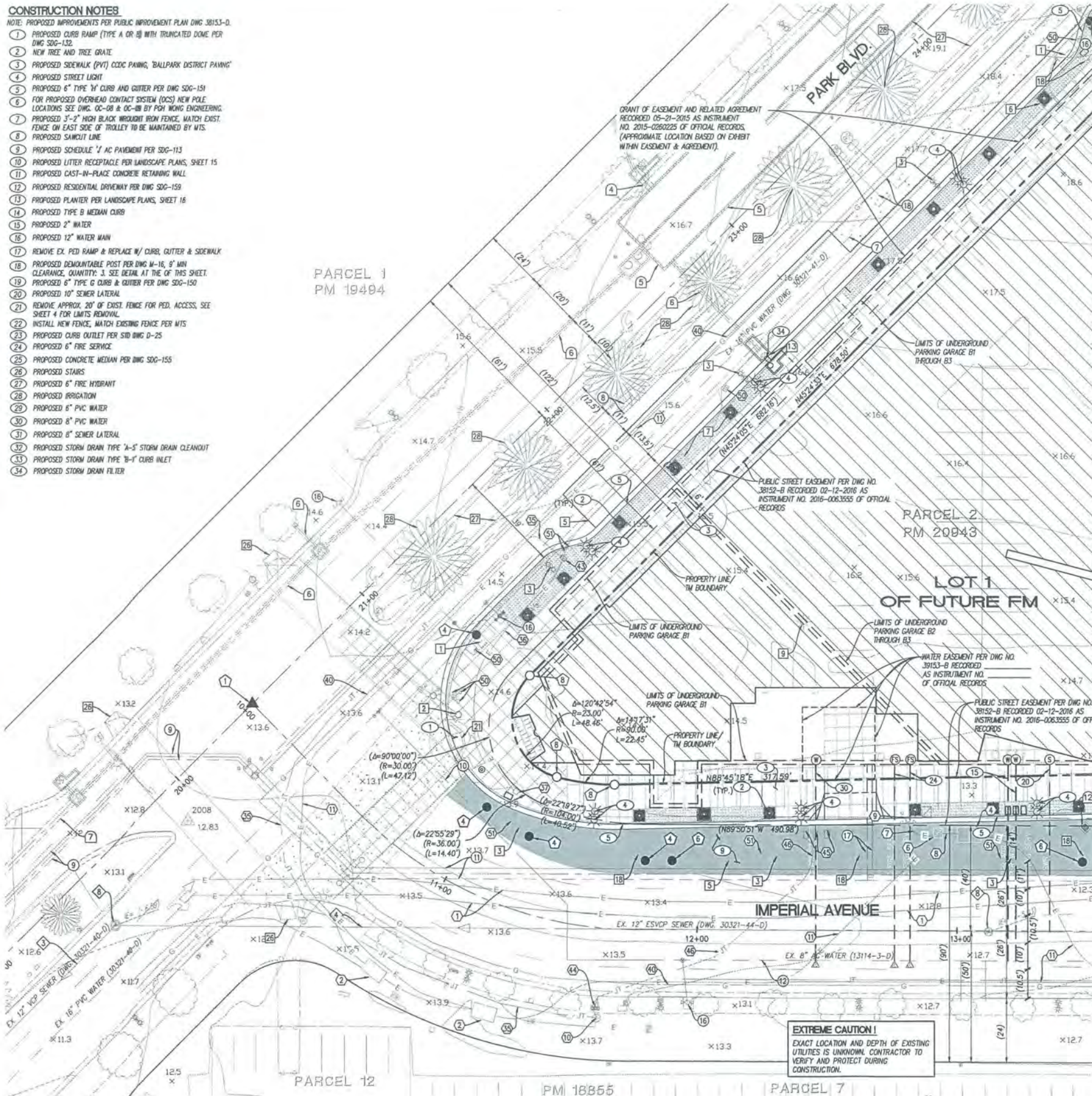
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: _____

Sheet **2** of **7**
DEP # _____

CONSTRUCTION NOTES

NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DWG. 38153-D.

- 1 PROPOSED CURB RAMP (TYPE A OR B) WITH TRUNCATED DOME PER DWG. 306-132.
- 2 NEW TREE AND TREE GRATE.
- 3 PROPOSED SIDEWALK (PVI) CCDC PAVING, 'BALLPARK DISTRICT PAVING'.
- 4 PROPOSED STREET LIGHT.
- 5 PROPOSED 6" TYPE 'G' CURB AND GUTTER PER DWG. 306-151.
- 6 FOR PROPOSED OVERHEAD CONTACT SYSTEM (OCS) NEW POLE LOCATIONS SEE DWG. 02-09 & 02-08 BY POY NONG ENGINEERING.
- 7 PROPOSED 3'-2" HIGH BLACK WROUGHT IRON FENCE, MATCH EXIST. FENCE ON EAST SIDE OF TROLLEY TO BE MAINTAINED BY MTS.
- 8 PROPOSED SIGNAL LINE.
- 9 PROPOSED SCHEDULE 'I' AC PAVEMENT PER SDG-113.
- 10 PROPOSED LITTER RECEPTACLE PER LANDSCAPE PLANS, SHEET 15.
- 11 PROPOSED CAST-IN-PLACE CONCRETE RETAINING WALL.
- 12 PROPOSED RESIDENTIAL DRIVEWAY PER DWG. 306-159.
- 13 PROPOSED PLANTER PER LANDSCAPE PLANS, SHEET 16.
- 14 PROPOSED TYPE B MEDIAN CURB.
- 15 PROPOSED 2" WATER.
- 16 PROPOSED 12" WATER MAIN.
- 17 REMOVE EX. PED RAMP & REPLACE W/ CURB, GUTTER & SIDEWALK.
- 18 PROPOSED DEMOUNTABLE POST PER DWG. M-16, 8' MIN CLEARANCE, QUANTITY: 3. SEE DETAIL AT THE OF THIS SHEET.
- 19 PROPOSED 6" TYPE G CURB & GUTTER PER DWG. 306-150.
- 20 PROPOSED 10" SEWER LATERAL.
- 21 REMOVE APPROX. 20' OF EXIST. FENCE FOR PED. ACCESS, SEE SHEET 4 FOR LIMITS REMOVAL.
- 22 INSTALL NEW FENCE, MATCH EXISTING FENCE PER MTS.
- 23 PROPOSED CURB OUTLET PER SID DWG. D-25.
- 24 PROPOSED 6" FIRE SERVICE.
- 25 PROPOSED CONCRETE MEDIAN PER DWG. 306-155.
- 26 PROPOSED STAIRS.
- 27 PROPOSED 6" FIRE HYDRANT.
- 28 PROPOSED IRRIGATION.
- 29 PROPOSED 8" PVC WATER.
- 30 PROPOSED 8" PVC WATER.
- 31 PROPOSED 8" SEWER LATERAL.
- 32 PROPOSED STORM DRAIN TYPE 'A-S' STORM DRAIN CLEANOUT.
- 33 PROPOSED STORM DRAIN TYPE 'B-I' CURB INLET.
- 34 PROPOSED STORM DRAIN FILTER.



EXTREME CAUTION!
EXACT LOCATION AND DEPTH OF EXISTING UTILITIES IS UNKNOWN. CONTRACTOR TO VERIFY AND PROTECT DURING CONSTRUCTION.

KEY NOTES

EXISTING STORM DRAIN

- 4 EXISTING 36" RCP STORM DRAIN TO REMAIN, PROTECT IN PLACE
- 5 EXISTING DOUBLE 12"x8" RCB STORM DRAIN TO REMAIN, PROTECT IN PLACE
- 6 EXISTING 18" RCP STORM DRAIN TO REMAIN, PROTECT IN PLACE
- 7 EXISTING 30" RCP STORM DRAIN TO REMAIN, PROTECT IN PLACE
- 12 EXISTING STORM DRAIN INLET TO BE REMOVED
- 13 EXISTING STORM DRAIN INLET TO REMAIN, PROTECT IN PLACE

EXISTING SEWER

- 3 EXISTING 12" VCP SEWER TO REMAIN, PROTECT IN PLACE
- 4 EXISTING 12" ESWCP SEWER TO REMAIN, PROTECT IN PLACE
- 8 EXISTING MANHOLE TO REMAIN, PROTECT IN PLACE

EXISTING DRY UTILITIES

* DRY UTILITY CALLOUTS WERE PROVIDED BY UTILITY SPECIALIST. CONTRACTOR TO COORDINATE WITH UTILITY SPECIALIST FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.

- 1 EXISTING SDG&E 69KV UNDERGROUND CONDUITS AND CABLES TO REMAIN, PROTECT IN PLACE.
- 2 EXISTING SDG&E 3316 HANDHOLE TO REMAIN, PROTECT IN PLACE.
- 4 EXISTING SDG&E 3316 HANDHOLE - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE BY OTHERS. CONTRACTOR TO COORDINATE.
- 6 EXISTING SDG&E 3421 PAD AND TRANSFORMER TO BE RELOCATED INTO NEW PARKWAY BY OTHERS. CONTRACTOR TO COORDINATE.
- 7 EXISTING SDG&E SERVICE CONDUIT AND CABLE TO BE REMOVED.
- 8 EXISTING SDG&E PRIMARY CABLES AND CONDUITS, RELOCATE WITH ITEM 6.
- 9 EXISTING SDG&E ELECTRIC METER PEDESTAL AND BOLLARDS TO BE REMOVED WITH SITE DEMOLITION.
- 10 EXISTING AT&T MANHOLE TO REMAIN, PROTECT IN PLACE.
- 11 EXISTING SDG&E PRIMARY CONDUITS AND CABLES TO REMAIN, PROTECT IN PLACE.
- 15 EXISTING AT&T/COX CONDUITS AND CABLES TO REMAIN, PROTECT IN PLACE.
- 16 EXISTING SERVICE CONDUITS AND CABLES TO BE RELOCATED AS REQUIRED BY OTHERS. CONTRACTOR TO COORDINATE.
- 17 EXISTING SDG&E ELECTRIC METER PEDESTAL TO BE RELOCATED AS REQUIRED BY OTHERS. CONTRACTOR TO COORDINATE.
- 40 EXISTING 4" PE NATURAL GAS MAIN TO REMAIN, PROTECT IN PLACE.
- 43 EXISTING SDG&E 3312 SECONDARY HANDHOLE TO BE RELOCATED AS REQUIRED BY OTHERS. CONTRACTOR TO COORDINATE.
- 44 EXISTING SDG&E SPLICE BOXES TO REMAIN, PROTECT IN PLACE.
- 45 EXISTING SDG&E SPLICE BOXES - RELOCATE FACILITIES INTO NEW PARKWAY LOCATION BY OTHERS. CONTRACTOR TO COORDINATE.
- 46 EXISTING TELECOMMUNICATIONS CONDUITS LENGTHEN CONDUITS TO NEW LOCATIONS BY OTHERS. CONTRACTOR TO COORDINATE.
- 50 EXISTING SIGNAL PULLBOX TO BE RELOCATED OR ADJUST TO GRADE AS REQUIRED BY OTHERS, CONTRACTOR TO COORDINATE.
- 51 EXISTING STREET LIGHT PULLBOX TO BE RELOCATED OR ADJUST TO GRADE.

EXISTING WATER

- 7 EXISTING 16" PVC WATER TO REMAIN, PROTECT IN PLACE
- 8 EXISTING 18" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- 9 EXISTING 12" CHILLED WATER LINES TO REMAIN, PROTECT IN PLACE
- 10 EXISTING 8" PVC WATER TO REMAIN, PROTECT IN PLACE
- 11 EXISTING 24" CHILLED WATER SUPPLY & RETURN LINES TO REMAIN, PROTECT IN PLACE
- 12 EXISTING 8" AC WATER TO REMAIN, PROTECT IN PLACE
- 16 EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE
- 17 EXISTING CHILLED WATER VALVES TO REMAIN, PROTECT IN PLACE
- 18 EXISTING IRRIGATION SERVICE TO REMAIN, PROTECT IN PLACE

EXISTING SURFACE IMPROVEMENT

- 1 EXISTING TRAFFIC SIGNAL CONTROLLER TO REMAIN, PROTECT IN PLACE
- 2 EXISTING TRAFFIC SIGNAL W/ COBRA STREET LIGHT TO REMAIN, PROTECT IN PLACE
- 3 EXISTING STREET LIGHT TO BE REMOVED AND SALVAGE. RETURN TO CITY OF SAN DIEGO. PLACE BACK BY CONTRACTOR
- 5 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN DURING GRADING OPERATIONS, TO BE REMOVED AND REPLACED PER PUBLIC IMPROVEMENT PLANS AND PERMANENTLY RELOCATED PER PUBLIC IMPROVEMENT
- 6 EXISTING BUS SHELTER TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND PERMANENTLY RELOCATED PER PUBLIC IMPROVEMENT
- 7 EXISTING DRIVEWAY TO BE REMOVED
- 9 EXISTING PARKING LIGHTS TO BE REMOVED
- 18 EXISTING STREET SIGN TO BE REMOVED AND REPLACED
- 21 EXISTING CURB RAMP TO BE RELOCATED
- 26 EXISTING PED RAMP TO REMAIN
- 27 EXISTING MEDIAN TO REMAIN
- 28 EXISTING TREES TO REMAIN

EXISTING SURVEY MONUMENT

- 1 FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED 'LS 5562' PER PM NO. 18855
- 4 FOUND LEAD AND DISC TAG STAMPED 'LS 5562' IN CONCRETE CURB PER CORNER RECORD 30666 FOR PM NO. 18855
- 6 FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED 'LS 5562' PER PM NO. 18855 TO BE DESTROYED DURING CONSTRUCTION OF PUBLIC IMPROVEMENT DWG NO. 38153-D
- 8 MONUMENT TO BE SET PER FINAL MAP

MATCH LINE SEE SHEET 4



ENGINEER OF WORK

303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
L 619 269-3444 (F 619 269-3459
www.kettlerlewick.com

PROJECT TEAM:
CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
ARCHITECT: CARRIER JOHNSON & CULTURE (619) 239-2353
GENERAL CONTRACTOR: TURNER CONSTRUCTION

LEGAL DESCRIPTION:
PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

ZONING DESIGNATION:
CCDP-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
CCDP/POP NO. 2013-21
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT

ASSESSOR'S PARCEL NUMBERS:
535-563-38, 39, 40, 41

PROJECT INDEX:
LAMBERT COORDINATES: 1836-6281
NAD83 COORDINATES: 1836-6281

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
BALLPARK VILLAGE, PARCEL C
SAN DIEGO, CA 92101

PROJECT NAME:
BALLPARK VILLAGE

SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NO. P.T.S. 494821/D.O. NO. 24006472

EXISTING CONDITIONS:
COMMERCIAL PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4

PROPOSED USE:
NEW SITE AREA: 3.99 AC
PROPOSED LOTS = 1
PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
TANDEM SPACES = 83
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3

TOTAL PARKING = 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING:
COMMERCIAL: 6 UNITS 49,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF

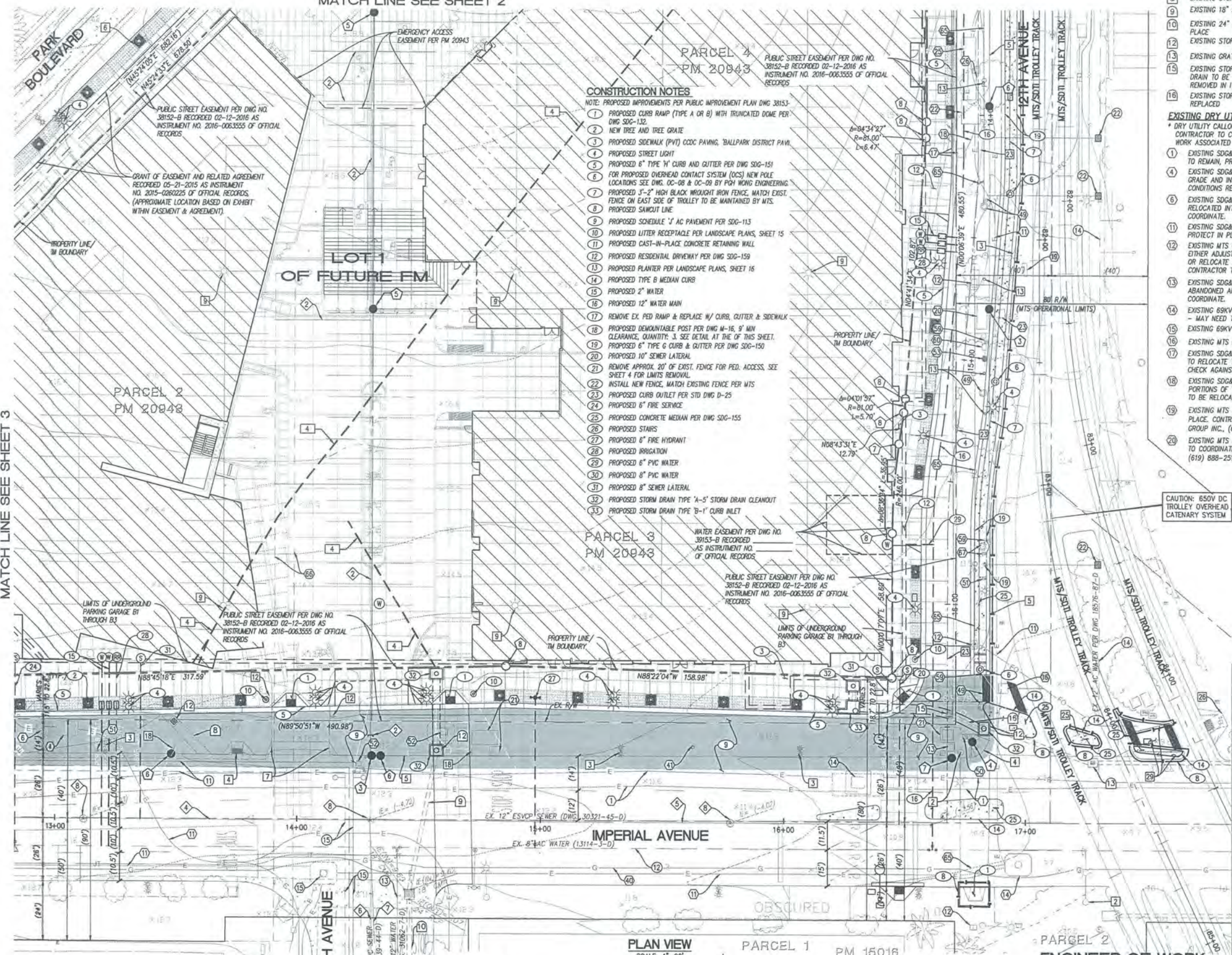
OWNER/DEVELOPER:
GREYSTAR
17885 NEW KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL: (949) 892-4483

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: _____

Sheet **3** of **7**
DEP # _____

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3



CONSTRUCTION NOTES

- NOTE: PROPOSED IMPROVEMENTS PER PUBLIC IMPROVEMENT PLAN DWG 38153-B
- PROPOSED CURB RAMP (TYPE A OR B) WITH TRUNCATED DOME PER DWG SDG-132
 - NEW TREE AND TREE GRATE
 - PROPOSED SIDEWALK (PVT) CDDC PAVING, BALLPARK DISTRICT PAV.
 - PROPOSED STREET LIGHT
 - PROPOSED 6" TYPE H CURB AND GUTTER PER DWG SDG-151
 - FOR PROPOSED OVERHEAD CONTACT SYSTEM (OCS) NEW POLE LOCATIONS SEE DWG. DC-08 & DC-09 BY POH WONG ENGINEERING
 - PROPOSED 3"-2" HIGH BLACK WROUGHT IRON FENCE, MATCH EXIST. FENCE ON EAST SIDE OF TROLLEY TO BE MAINTAINED BY MTS. PROPOSED SAWCUT LINE
 - PROPOSED SCHEDULE 'J' AC PAVEMENT PER SDG-113
 - PROPOSED LITTER RECEPTACLE PER LANDSCAPE PLANS, SHEET 15
 - PROPOSED CAST-IN-PLACE CONCRETE RETAINING WALL
 - PROPOSED RESIDENTIAL DRIVEWAY PER DWG SDG-159
 - PROPOSED PLANTER PER LANDSCAPE PLANS, SHEET 16
 - PROPOSED TYPE B MEDIAN CURB
 - PROPOSED 2" WATER
 - PROPOSED 12" WATER MAIN
 - REMOVE EX. PED RAMP & REPLACE W/ CURB, GUTTER & SIDEWALK
 - PROPOSED DEMOUNTABLE POST PER DWG M-16, 9' MIN CLEARANCE, QUANTITY, 3. SEE DETAIL AT THE OF THIS SHEET.
 - PROPOSED 6" TYPE G CURB & GUTTER PER DWG SDG-150
 - PROPOSED 10" SEWER LATERAL
 - REMOVE APPROX. 20' OF EXIST. FENCE FOR PED. ACCESS, SEE SHEET 4 FOR LIMITS REMOVAL
 - INSTALL NEW FENCE, MATCH EXISTING FENCE PER MTS
 - PROPOSED CURB OUTLET PER STD DWG D-25
 - PROPOSED 6" FIRE SERVICE
 - PROPOSED CONCRETE MEDIAN PER DWG SDG-155
 - PROPOSED STAIRS
 - PROPOSED 6" FIRE HYDRANT
 - PROPOSED IRRIGATION
 - PROPOSED 6" PVC WATER
 - PROPOSED 8" PVC WATER
 - PROPOSED 8" SEWER LATERAL
 - PROPOSED STORM DRAIN TYPE 'A'-5" STORM DRAIN CLEANOUT
 - PROPOSED STORM DRAIN TYPE 'B'-1" CURB INLET

KEY NOTES

- EXISTING STORM DRAIN**
- EXISTING STORM DRAIN PIPE TO REMAIN, PROTECT IN PLACE
 - EXISTING 18" STORM DRAIN TO BE REMOVED
 - EXISTING 24" RCP STORM DRAIN TO REMAIN, PROTECT IN PLACE
 - EXISTING STORM DRAIN INLET TO BE REMOVED
 - EXISTING GRATED INLET TO REMAIN, PROTECT IN PLACE
 - EXISTING STORM INLET TO BE REMOVED AND EXISTING STORM DRAIN TO BE CAPPED. EXISTING STORM DRAIN WILL BE REMOVED IN ITS ENTIRETY
 - EXISTING STORM DRAIN SIZE UNKNOWN TO BE REMOVED AND REPLACED
- EXISTING DRY UTILITIES**
- * DRY UTILITY CALLOUTS WERE PROVIDED BY UTILITY SPECIALIST. CONTRACTOR TO COORDINATE WITH UTILITY SPECIALIST FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.
- EXISTING SDG&E 69KV UNDERGROUND CONDUITS AND CABLES TO REMAIN, PROTECT IN PLACE
 - EXISTING SDG&E 3316 HANDHOLE - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING SDG&E 3421 PAD AND TRANSFORMER TO BE RELOCATED INTO NEW PARKWAY BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING SDG&E PRIMARY CONDUITS AND CABLES TO REMAIN, PROTECT IN PLACE
 - EXISTING MTS CONDUIT & FIBER OPTIC CABLE SPlice BOX - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING SDG&E MANHOLE - VERIFY THAT THE FACILITY IS ABANDONED AND REMOVE BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING 69KV SDG&E MANHOLE TO REMAIN, PROTECT IN PLACE - MAY NEED TO ADJUST TIE-BACKS TO AVOID CONFLICTS.
 - EXISTING 69KV SDG&E MANHOLE TO REMAIN, PROTECT IN PLACE
 - EXISTING MTS HANDHOLE TO REMAIN, PROTECT IN PLACE
 - EXISTING SDG&E 3421 PAD AND TRANSFORMER - MAY NEED TO RELOCATE TRANSFORMER BACK BEHIND NEW CURB LINE. CHECK AGAINST IMPROVEMENT PLANS FOR 12TH STREET.
 - EXISTING SDG&E PRIMARY CABLES AND CONDUITS - PORTIONS OF THE CONDUITS AND CABLES MAY NEED TO BE RELOCATED WITH ITEM 17.
 - EXISTING MTS SWITCH EQUIPMENT TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO COORDINATE W/ GLOBAL SIGNALS GROUP INC., (619) 888-2511
 - EXISTING MTS SIGNAL CABINET TO BE REMOVED. CONTRACTOR TO COORDINATE WITH GLOBAL SIGNALS GROUP INC., (619) 888-2511.

- EXISTING WATER**
- EXISTING 24" CHILLED WATER SUPPLY & RETURN LINES TO REMAIN, PROTECT IN PLACE
 - EXISTING 8" AC WATER TO REMAIN, PROTECT IN PLACE
 - EXISTING 12" WATER TO REMAIN, PROTECT IN PLACE
 - EXISTING 12" AC WATER TO REMAIN, PROTECT IN PLACE
 - EXISTING 24" CHILLED WATER SUPPLY & RETURN LINES TO REMAIN, PROTECT IN PLACE
 - EXISTING WATER METER BOX TO BE REMOVED
 - EXISTING WATER SERVICE TO BE "KILLED". LOCATION UNKNOWN OR APPROXIMATE. CONTRACTOR TO VERIFY.
 - EXISTING VAULT. CONTRACTOR TO VERIFY USE & COORDINATE RELOCATION OR INSTALL TRAFFIC COVER
 - EXISTING SDG&E 3317 HANDHOLE - SWITCH MUST BE RELOCATED BEHIND NEW CURB POSITION. CONTRACTOR TO COORDINATE.
 - EXISTING MCI QWEST VAULT TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING SDG&E 3316 HANDHOLE - TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
 - PRIMARY CABLES AND CONDUITS - PORTIONS OF THE CONDUIT AND CABLES MAY NEED TO BE RELOCATED WITH ITEM 17.
 - EXISTING 4" PE NATURAL GAS MAIN, PROTECT IN PLACE
 - EXISTING NATURAL GAS VALVE BOX - VERIFY THAT FACILITY HAS BEEN ABANDONED AND THEN REMOVE
 - EXISTING OCS POLES & PULLBOX TO BE RELOCATED
 - EXISTING SIGNAL PULLBOX TO BE RELOCATED OR ADJUST TO GRADE AS REQUIRED BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING STREET LIGHT PULLBOX TO BE RELOCATED OR ADJUST TO GRADE
 - EXISTING SDG&E MANHOLE - EITHER ADJUST TO NEW GRADE AND INSTALL TRAFFIC COVER OR RELOCATE AS CONDITIONS REQUIRE BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING POWER POLE TO BE REMOVED BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING SDG&E 3312 HANDHOLE - RELOCATE BEHIND NEW CURB BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING HANDHOLE TO BE RELOCATED BY OTHERS. CONTRACTOR TO COORDINATE.
 - EXISTING MTS CONDUIT & FIBER OPTIC CABLE TO REMAIN, PROTECT IN PLACE
 - EXISTING ABANDONED 8"X12" SDG&E UTILITY TUNNEL. EXACT LOCATION AND DEPTH UNKNOWN. CONTRACTOR TO VERIFY AND REMOVE AS NEEDED.
 - EXISTING MTS OCS POLES & PULLBOX TO REMAIN, PROTECT IN PLACE.

EXISTING SURFACE IMPROVEMENT

- EXISTING TRAFFIC SIGNAL W/ COBRA STREET LIGHT TO REMAIN, PROTECT IN PLACE
- EXISTING STREET LIGHT TO BE REMOVED AND SALVAGE RETURN TO CITY OF SAN DIEGO. PLACE BACK BY CONTRACTOR
- EXISTING PED RAMP TO REMAIN DURING GRADING AND TO BE REMOVED
- EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN DURING GRADING OPERATIONS, TO BE REMOVED AND REPLACED
- EXISTING DRIVEWAY TO BE REMOVED
- EXISTING PARKING LIGHT TO BE REMOVED
- EXISTING PRIVATE PARKING SIGN TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED AND RELOCATED
- EXISTING STREET SIGN TO BE REMOVED AND REPLACED

EXISTING SEWER

- EXISTING 6" SEWER TO BE REMOVED WITHIN THE BUILDING LIMITS AND CAPPED AND PLUGGED
- EXISTING 12" ESVP SEWER, PROTECT IN PLACE
- EXISTING 12" ESVP SEWER, PROTECT IN PLACE
- ABANDONED 6" SEWER
- EXISTING 10" PVC SEWER, PROTECT IN PLACE
- EXISTING MANHOLE TO REMAIN, PROTECT IN PLACE
- PROPOSED CENTER LINE
- EXISTING SIGN NO PEDESTRIAN WALKING ON TRACKS TO REMAIN
- EXISTING PED RAMP TO REMAIN
- EXISTING CROSSWALK AND MEDIAN TO REMAIN DURING GRADING. TO BE REMOVED AND REPLACED

PROJECT TEAM:
 CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
 ARCHITECT: CARRIER JOHNSON & CULTURE (619) 239-2353
 GENERAL CONTRACTOR: TURNER CONSTRUCTION
LEGAL DESCRIPTION:
 PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

EXISTING CONDITIONS:
 COMMERCIAL PARKING LOT
 EXISTING SITE AREA = 3.99 AC
 EXISTING LOTS = 4

PROPOSED USE:
 NEW SITE AREA: 3.99 AC
 PROPOSED LOTS = 1
 PARKING: 3 LEVELS BELOW GRADE
 STANDARD SPACES = 1097
 TANDEM SPACES = 63
 RESERVED SPACES = 0
 HANDICAP SPACES = 30
 COMPACT TANDEM SPACES = 0
 COMPACT SPACES = 6
 LOADING SPACES = 3
 USPS SPACE = 3

TOTAL PARKING = 1216 SPACES
 NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING
 COMMERCIAL: 6 UNITS 49,129 SF
 RESIDENTIAL: 713 UNITS 700,339 SF

ZONING DESIGNATION:
 COPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
 COPD/POP NO. 2013-21
 AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT
ASSESSOR'S PARCEL NUMBERS:
 535-563-38, 39, 40, 41

PROJECT INDEX:
 LAMBERT COORDINATES: 196-1721
 NAD83 COORDINATES: 1836-6281

PREPARED BY:
 Name: KETTLER LEWECK ENGINEERING
 Address: 303 A STREET, SUITE 302, SAN DIEGO, CA 92101
 Phone no. (619) 269-3444

PROJECT ADDRESS:
 BALLPARK VILLAGE, PARCEL C
 SAN DIEGO, CA 92101

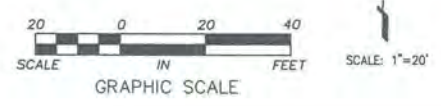
OWNER/DEVELOPER:
 GREYSTAR
 17855 VON KARMAN AVENUE, SUITE 450
 IRVINE, CA 92614
 TEL: (949) 892-4483

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____
 Revision 7: _____
 Revision 8: _____
 Original Date: _____

- EXISTING SURVEY MONUMENT**
- FOUND LEAD AND BRASS DISC TAG STAMPED "LS 7019" IN CONCRETE CURB PER PM NO. 20943
 - FOUND LEAD AND DISC TAG STAMPED "LS 5562" IN CONCRETE CURB PER CORNER RECORD 30666 FOR PM NO. 18855
 - FOUND 3/4" x 1/8" IRON PIPE WITH DISC TAG STAMPED "LS 7019" PER PM NO. 20943
 - FOUND STREET SURVEY MONUMENT WITH BRASS DISC TAG STAMPED "LS 5562" PER PM NO. 18855 TO BE DESTROYED DURING CONSTRUCTION OF PUBLIC IMPROVEMENT DWG NO. 38153-D
 - FOUND CITY BENCHMARK NMBP 12TH STREET & IMPERIAL AVENUE TO BE DESTROYED
 - MONUMENT TO BE SET PER FINAL MAP

MISCELLANEOUS

- POTENTIALLY ACTIVE FAULT PER EXPLORATION LOCATION MAP BY CTE, INC., DATED: 09/02/15.



ENGINEER OF WORK

303 A STREET SUITE 302
 SAN DIEGO, CA 92101
 PHONE NO. (619) 269-3444

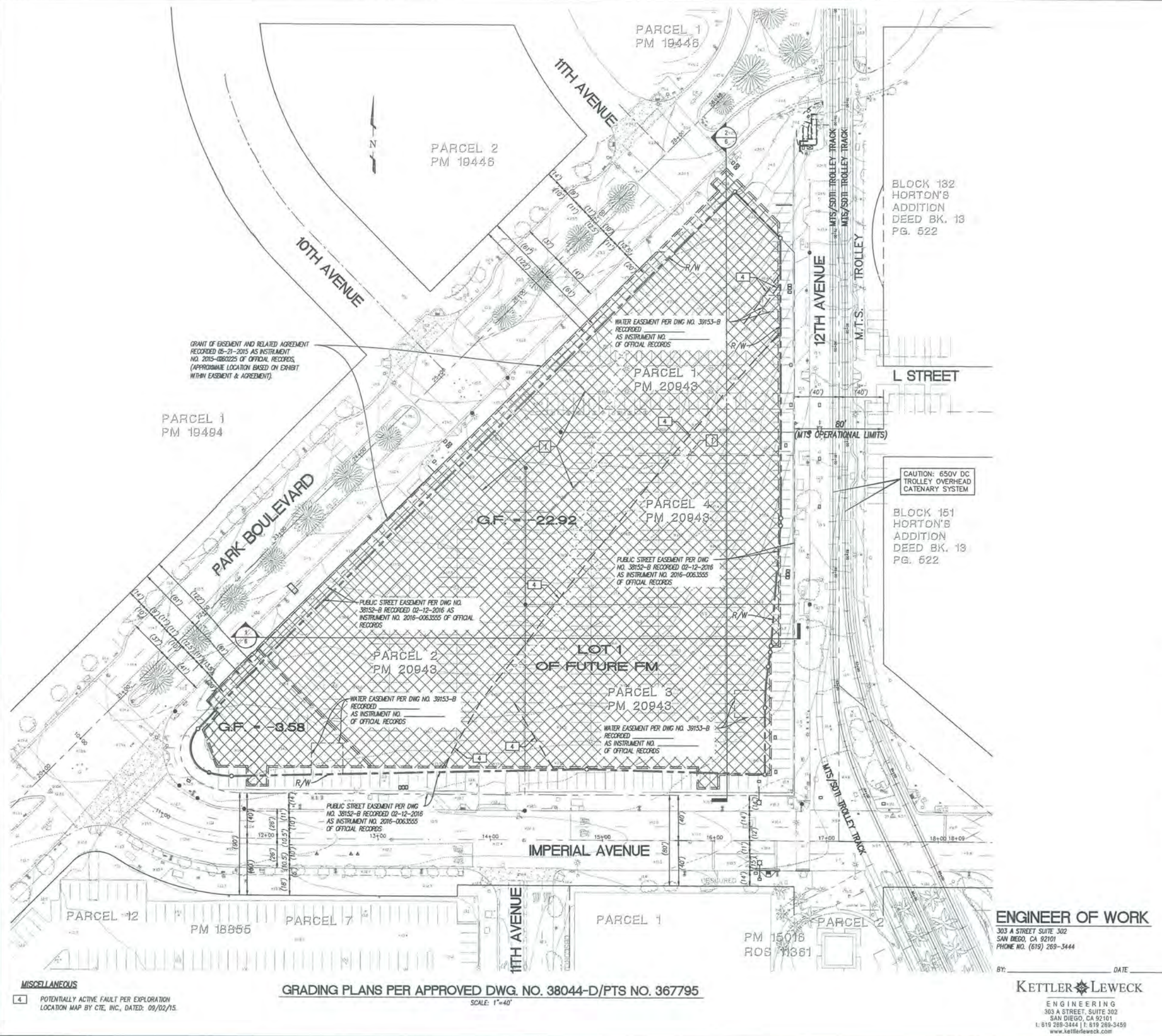
KETTLER LEWECK

ENGINEERING
 303 A STREET, SUITE 302
 SAN DIEGO, CA 92101
 I: 619 269-3444 F: 619 269-3459
 www.kettlerleweck.com

PROJECT NAME:
 BALLPARK VILLAGE

SHEET TITLE:
 TENTATIVE MAP
 CITY PROJECT NO. P.T.S. 494621/1.0. NO. 24006472

Sheet 4 of 7
 DEP #



EXISTING EASEMENT/ENCUMBRANCES
FOR EXISTING EASEMENT/ENCUMBRANCES, SEE SHEET 7

NOTES:

1. THIS PLAN GENERALLY REPRESENTS EXCAVATION TO GARAGE FINISHED FLOOR PER THE APPROVED GRADING PLANS DWG NO. 38044-D
2. THE GARAGE FINISHED FLOOR ELEVATION SHOWN ON THIS PLAN WAS OBTAINED FROM THE ARCHITECT. FOR EXACT FOOTING AND SLAB EXCAVATION DEPTHS BEYOND THE GARAGE FINISHED FLOOR ELEVATION, THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S BUILDING PLAN SET.

SECTIONS
FOR SECTION 1-1 AND SECTION 2-2, SEE SHEET 6.

PROJECT TEAM:
CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-2353
GENERAL CONTRACTOR: TURNER CONSTRUCTION

LEGAL DESCRIPTION:
PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.

ZONING DESIGNATION:
CCPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
CCPD/PDP NO. 2013-21
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT

ASSESSOR'S PARCEL NUMBERS:
535-563-38, 39, 40, 41

PROJECT INDEX:
LAMBERT COORDINATES: 196-1721
NAD83 COORDINATES: 1836-6281

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302 SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
BALLPARK VILLAGE, PARCEL C
SAN DIEGO, CA 92101

PROJECT NAME:
BALLPARK VILLAGE

SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NO. PTS 494621/A.O. NO. 24006472

EXISTING CONDITIONS:
COMMERCIAL PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4

PROPOSED USE:
NEW SITE AREA: 3.99 AC
PROPOSED LOTS = 1
PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
TANDEM SPACES = 83
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3

TOTAL PARKING = 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING

COMMERCIAL: 6 UNITS 49,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF

OWNER/DEVELOPER:
GREYSTAR
17885 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL: (949) 892-4483

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: _____

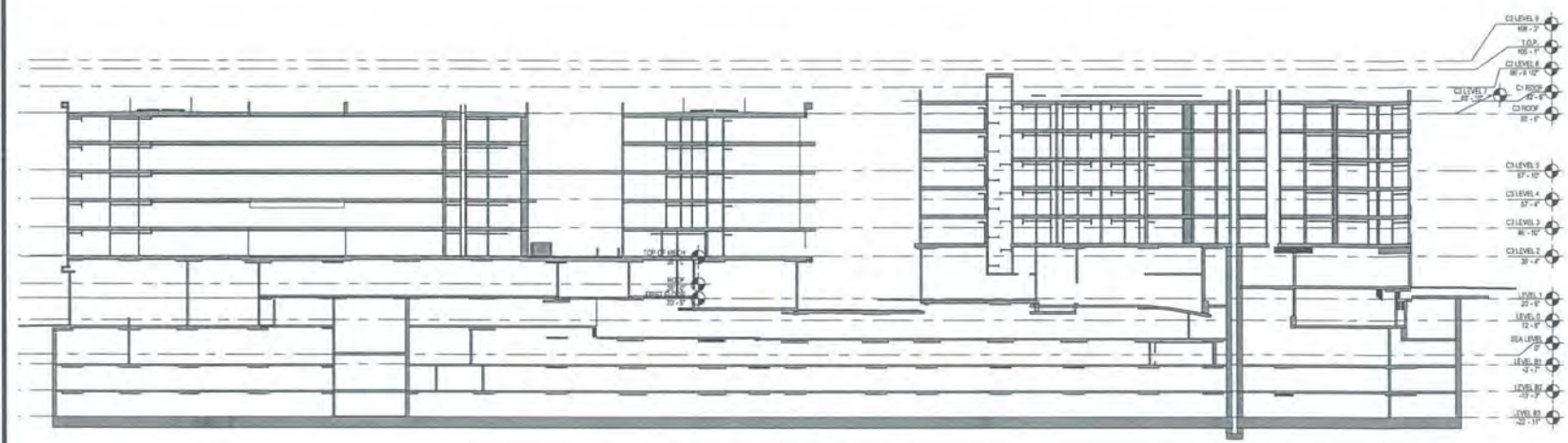
Sheet 5 of 7
DEP # _____

MISCELLANEOUS
4 POTENTIALLY ACTIVE FAULT PER EXPLORATION LOCATION MAP BY CTE, INC., DATED: 09/02/15.

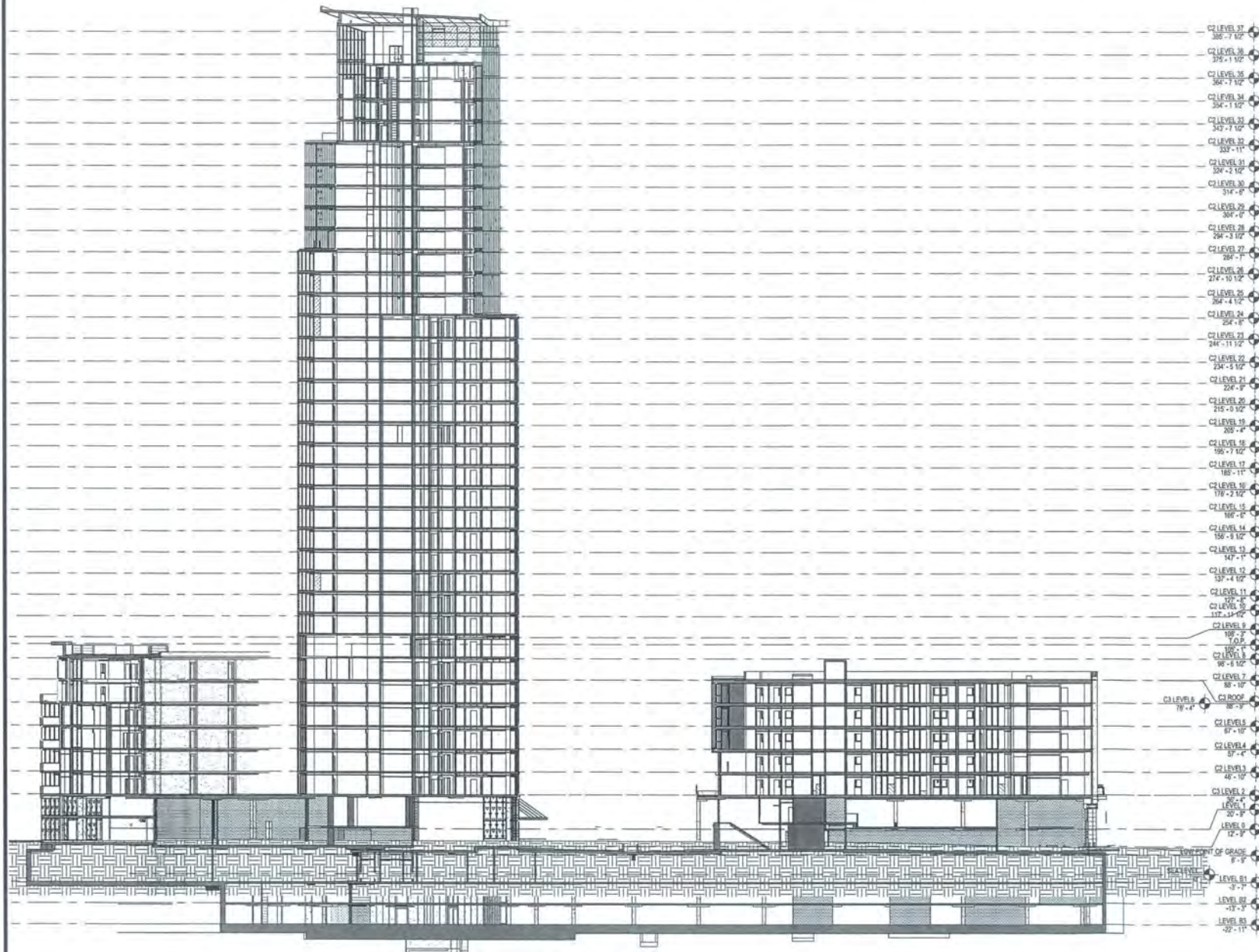
ENGINEER OF WORK
303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
TEL: 619-269-3444 | F: 619-269-3459
www.kettlerleweck.com



SECTION 2-2
NOT TO SCALE



SECTION 1-1
NOT TO SCALE

BUILDING SUMMARY

UNIT MIX - C1, C3	%	C1	C3	TOTAL
LIVE/WORK	2.0%	0	5	5
STUDIOS	23.9%	35	24	59
1 BEDROOM	47.0%	41	75	116
2 BEDROOM	24.3%	13	47	60
2 BEDROOM + DEN	2.0%	5	0	5
3 BEDROOM	0.8%	0	2	2
TOTAL MARKET RATE UNITS	100.0%	94	153	247

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

UNIT MIX - PROPOSED AFFORDABLE UNITS - C3	%	TOTAL
STUDIOS	7.4%	2
1 BEDROOM	37.0%	10
2 BEDROOM	44.4%	12
3 BEDROOM	11.1%	3
TOTAL AFFORDABLE UNITS AT C3		27

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

UNIT MIX - C2	%	LOW-RISE	HI-RISE	TOTAL
STUDIOS	17.5%	4	73	77
1 BEDROOM	33.9%	25	124	149
1 BEDROOM + DEN	9.8%	0	43	43
2 BEDROOM	33.7%	34	114	148
2 BEDROOM + DEN	4.1%	0	18	18
3 BEDROOM	0.9%	4	0	4
TOTAL MARKET RATE UNITS		67	372	439

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

PROJECT UNIT SUMMARY	%	AVG SIZE	TOTAL
LIVE/WORK	0.7%	748	5
STUDIOS	19.4%	553	138
1 BEDROOM	38.6%	809	275
1 BEDROOM + DEN	6.0%	1066	43
2 BEDROOM	30.9%	1198	220
2 BEDROOM + DEN	3.2%	1444	23
3 BEDROOM	1.3%	1260	9
TOTAL RESIDENTIAL UNITS			713

INFORMATION SUMMARY PROVIDED BY THE ARCHITECT ON 02-23-16.

PARKING PROVIDED

PARKING LEVEL	CAR SPACES				BICYCLE SPACES STORAGE LOCKERS	MOTORCYCLE SPACES
	STANDARD	COMPACT	TANDEM	HANDICAP		
PARKING LEVEL 1 - COMMERCIAL	48	0	0	3	36	0
PARKING LEVEL 0 - COMMERCIAL AND VISITOR	143	0	0	6	109	0
PARKING LEVEL B1 - RESIDENTIAL	266	2	23	21	0	19
PARKING LEVEL B2 - RESIDENTIAL	314	2	30	0	0	9
PARKING LEVEL B3 - RESIDENTIAL	326	2	30	0	0	9
TOTAL	1097	6	83	30	145	37

INFORMATION IS BASED FROM THE ARCHITECT'S DEVELOPMENT SUMMARY DATED 01-12-16.
NOTE: STANDARD TOTAL INCLUDES COMPACT CAR SPACES

PARKING REQUIRED

TOTAL REQUIRED	NUMBER OF SPACES
RESIDENTIAL PARKING	98
MOTORCYCLE PARKING	36
BICYCLE PARKING	143
RETAIL PARKING	885
ACCESSIBLE PARKING	28

INFORMATION IS BASED ON BLDG. PERMIT #1423706
NOTE: ACCESSIBLE PARKING QUANTITIES ARE INCLUDED WITHIN THE REQUIRED RESIDENTIAL AND RETAIL PARKING

NOTE: BUILDING SECTIONS PROVIDED BY ARCHITECT DATED 01/12/2016.

ENGINEER OF WORK

303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE: _____



ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
I: 619 269-3444 F: 619 269-3459
www.kettlerleweck.com

BUILDING HEIGHTS

C1 - 6 STORY BUILDING OVER 4 STORIES OF BELOW GRADE.
C3 - 6 STORY BUILDING OVER 4 STORIES OF BELOW GRADE.
C2 - 36 STORY BUILDING OVER 3 STORIES OF BELOW GRADE. *

* = ROOF, OR SERVICE/ELEVATOR MACHINE ROOM ARE NOT COUNTED AS A STORIES.

PROJECT TEAM:
CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-2353
GENERAL CONTRACTOR: TURNER CONSTRUCTION
LEGAL DESCRIPTION:
PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.
I.G. NO. = 24006472
P.T.S. NO. = 494621
CCS83 COORDINATES = 1836-6281
L.C. COORDINATES = 196-1721
ZONING DESIGNATION:
COPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
CCDP/POP NO. 2013-21
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT
ASSESSOR'S PARCEL NUMBERS:
535-563-38, 39, 40, 41

PROJECT INDEX:
LAMBERT COORDINATES: 196-1721
NAD83 COORDINATES: 1836-6281
PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone no. (619) 269-3444
PROJECT ADDRESS:
BALLPARK VILLAGE, PARCEL C
SAN DIEGO, CA 92101

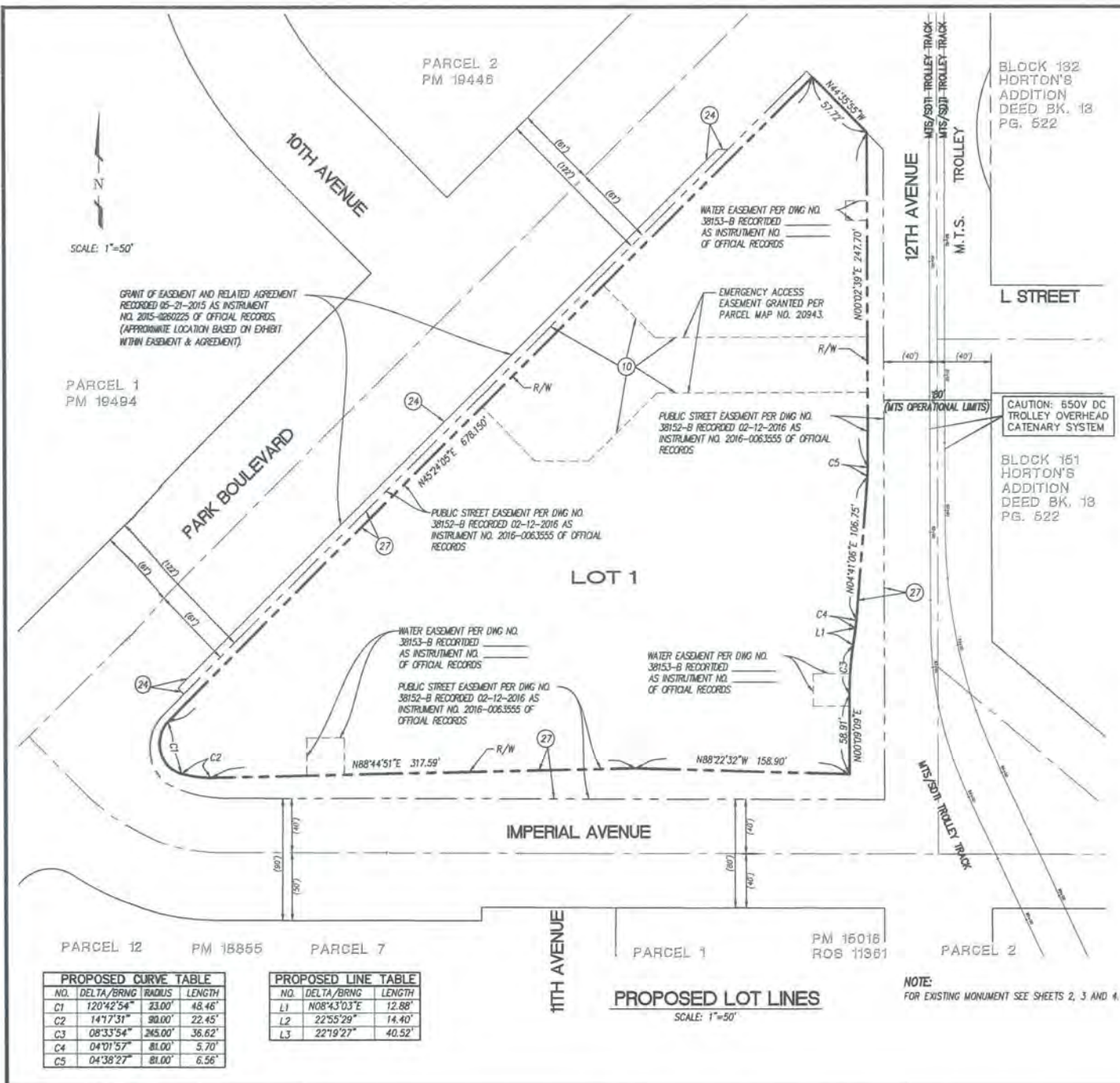
PROJECT NAME:
BALLPARK VILLAGE
SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NO. PTS 494621/I.G. NO. 24006472

EXISTING CONDITIONS:
COMMERCIAL PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4
PROPOSED USE:
NEW SITE AREA: 3.99 AC
PROPOSED LOTS = 1
LEGAL DESCRIPTION:
PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
TANDEM SPACES = 0
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3
TOTAL PARKING = 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING
COMMERCIAL: 6 UNITS 49,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF

OWNER/DEVELOPER:
GREYSTAR
17885 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL: (949) 892-4483

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Original Date: _____

Sheet **6** of **7**
DEP # _____



PROPOSED CURVE TABLE

NO.	DELTA/BRING	RADIUS	LENGTH
C1	120°42'54"	23.00'	48.46'
C2	147°31'	30.00'	22.45'
C3	08°33'54"	245.00'	36.62'
C4	04°01'57"	81.00'	5.70'
C5	04°38'27"	81.00'	6.56'

PROPOSED LINE TABLE

NO.	DELTA/BRING	LENGTH
L1	N08°43'03"E	12.88'
L2	S22°55'29"W	14.40'
L3	S22°19'27"W	40.52'

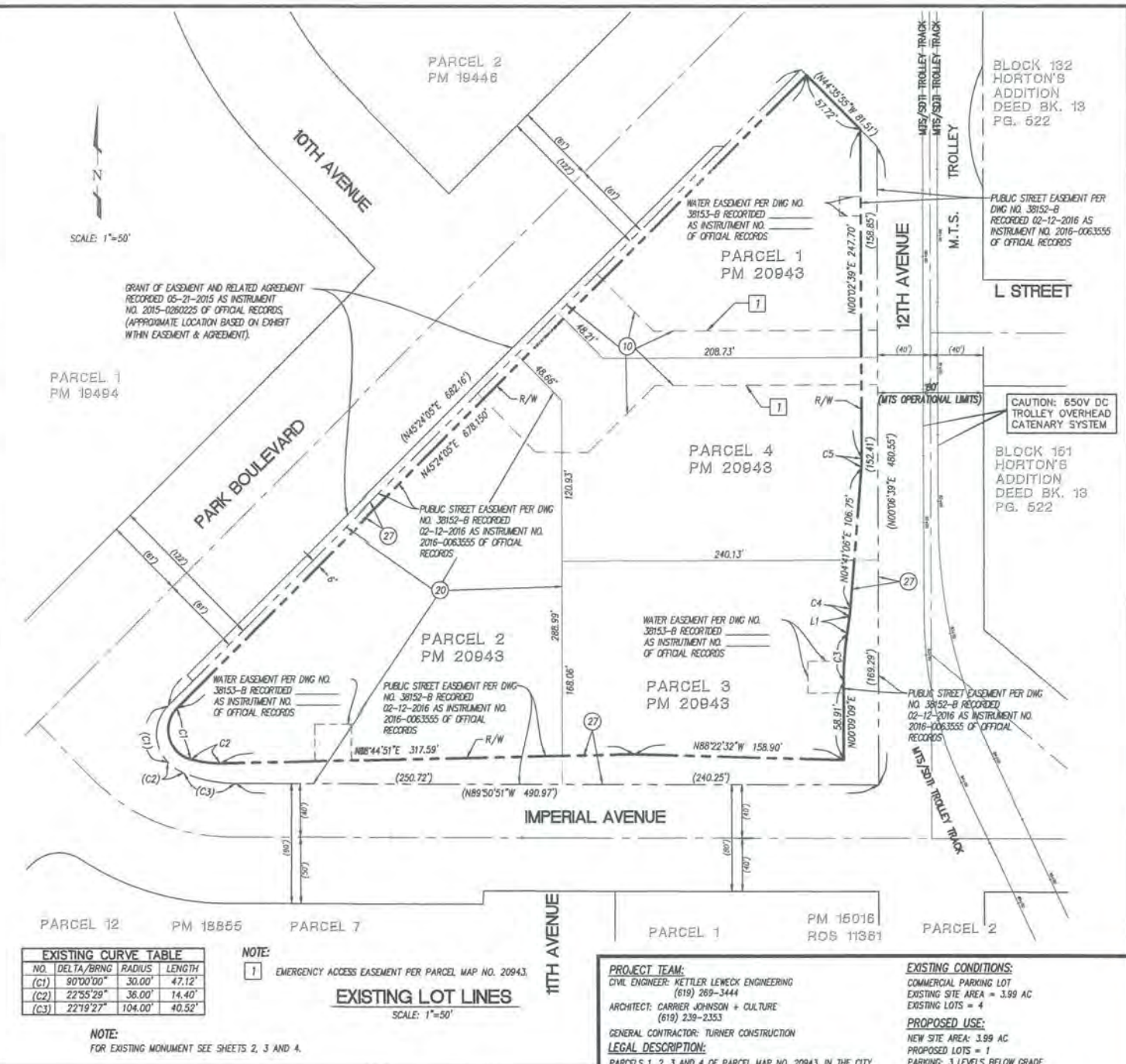
PROPOSED LOT LINES
SCALE: 1"=50'

NOTE:
FOR EXISTING MONUMENT SEE SHEETS 2, 3 AND 4.

EASEMENTS/ENCUMBRANCES

- THIS SURVEY IS BASED ON COMMITMENT NO. NCS-788844-M-QNT1 ISSUED BY FIRST AMERICAN TITLE COMPANY DATED MAY 26, 2016.
- 9 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO UNIFIED PORT DISTRICT
PURPOSE: MARINE TERMINAL
RECORDED: JUNE 9, 2008 AS FILE NO. 2008-0308924 OF OFFICIAL RECORDS
AFFECTS: THE PORT THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT SET FORTH IN THE DOCUMENT AND THEREFORE CANNOT BE PLOTTED HEREON.
 - 10 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.
MAP NO.: PARCEL MAP NO. 20943
PURPOSE: EMERGENCY ACCESS
AFFECTS: PARCELS 1, 2 AND 4
 - 14 AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BALLPARK VILLAGE, LLC, OWNER, RECORDED APRIL 10, 2015 AS INSTRUMENT NO. 2015-0170991, OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF SHORING ELEMENTS INCLUDING THE BACKS.
THE EXACT LOCATION AND EXTENT OF SAID AGREEMENT IS NOT SET FORTH IN THE DOCUMENT AND THEREFORE CANNOT BE PLOTTED HEREON.
 - 15 AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BALLPARK VILLAGE, LLC, OWNER RECORDED APRIL 10, 2015 AS INSTRUMENT NO. 2015-0171009 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF SUBTERRANEAN PARKING STRUCTURE, GARAGE WALLS.
THE EXACT LOCATION AND EXTENT OF SAID AGREEMENT IS NOT SET FORTH IN THE DOCUMENT AND THEREFORE CANNOT BE PLOTTED HEREON.

- 20 A DOCUMENT ENTITLED "EASEMENT AGREEMENT AND MEMORANDUM OF SERVICE AGREEMENT", DATED APRIL 20, 2014, EXECUTED BY AMR-CHILLED WATER LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AND GOVY 8 BP VILLAGE C-2 REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED APRIL 23, 2015, AS INSTRUMENT NO. 2015-0198009 OF OFFICIAL RECORDS.
- 24 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND RELATED AGREEMENT" RECORDED MAY 21, 2015 AS INSTRUMENT NO. 2015-0260225 OF OFFICIAL RECORDS.
- 27 AN EASEMENT FOR PUBLIC STREET & INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2016 AS INSTRUMENT NO. 2016-0063555 OF OFFICIAL RECORDS.



EXISTING CURVE TABLE

NO.	DELTA/BRING	RADIUS	LENGTH
(C1)	90°00'00"	30.00'	47.12'
(C2)	22°55'29"	36.00'	14.40'
(C3)	22°19'27"	104.00'	40.52'

EXISTING LOT LINES
SCALE: 1"=50'

NOTE:
1 EMERGENCY ACCESS EASEMENT PER PARCEL MAP NO. 20943.

ENGINEER OF WORK

303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
T: 619 269-3444 | F: 619 269-3459
www.kettlerleweck.com

PROJECT TEAM:
CIVIL ENGINEER: KETTLER LEWECK ENGINEERING (619) 269-3444
ARCHITECT: CARRER JOHNSON + CULTURE (619) 239-2353
GENERAL CONTRACTOR: TURNER CONSTRUCTION
LEGAL DESCRIPTION:
PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20943, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 28, 2011 AS FILE NO. 2011-0701527, OFFICIAL RECORDS.
I.O. NO. = 24006472
P.T.S. NO. = 494621
CCS83 COORDINATES = 1836-6281
L.C. COORDINATES = 196-1721
ZONING DESIGNATION:
CCPD-BP (CENTRE CITY PLANNED DISTRICT - BALLPARK MIXED-USED)
CCPD/POP NO. 2013-21
AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT
ASSESSOR'S PARCEL NUMBERS:
535-563-38, 39, 40, 41
PROJECT INDEX:
LAMBERT COORDINATES: 196-1721
NAD83 COORDINATES: 1836-6281
PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone no. (619) 269-3444
PROJECT ADDRESS:
BALLPARK VILLAGE, PARCEL C
SAN DIEGO, CA 92101
PROJECT NAME:
BALLPARK VILLAGE
SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NO. PTS 494621/I.O. NO. 24006472

EXISTING CONDITIONS:
COMMERCIAL PARKING LOT
EXISTING SITE AREA = 3.99 AC
EXISTING LOTS = 4
PROPOSED USE:
NEW SITE AREA = 3.99 AC
PROPOSED LOTS = 1
PARKING: 3 LEVELS BELOW GRADE
STANDARD SPACES = 1097
TANDEM SPACES = 83
RESERVED SPACES = 0
HANDICAP SPACES = 30
COMPACT TANDEM SPACES = 0
COMPACT SPACES = 6
LOADING SPACES = 3
USPS SPACE = 3
TOTAL PARKING = 1216 SPACES
NOTE: COUNT DOES NOT INCLUDE LOADING AND USPS PARKING
COMMERCIAL: 6 UNITS 48,129 SF
RESIDENTIAL: 713 UNITS 700,339 SF
OWNER/DEVELOPER:
GREYSTAR
17885 VON KARMAN AVENUE, SUITE 450
IRVINE, CA 92614
TEL.: (949) 892-4483
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: _____
Sheet 7 of 7
DEP # _____

Mezo, Renee

From: Brad Richter [richter@civicsd.com]
Sent: Thursday, July 21, 2016 10:38 AM
To: 'Lisa Leweck'
Cc: Pat Stark; Mezo, Renee; 'Jim Ivory (jivory@greystar.com)'
Subject: RE: Ballpark Village Tentative Map
Attachments: Scan from a Xerox WorkCentre.pdf

It was 22-0 in support, part of the consent agenda - <http://dcpcsd.com/wp-content/uploads/2016/07/160720-Downtown-Docket-v2.pdf>

With best regards,

Brad Richter
Asst. Vice President - Planning
Civic San Diego 401 B Street, Suite 400
San Diego, CA 92101
619.533.7115 ph
richter@civicsd.com
www.civicsd.com

Please Note: This e-mail communication may be subject to the California Public Records Act and may be viewed by third parties upon request.

From: Lisa Leweck [mailto:lisa@kettlerleweck.com]
Sent: Thursday, July 21, 2016 10:21 AM
To: Brad Richter
Cc: Pat Stark; 'Rene Mezo (rmezo@sandiego.gov)'; 'Jim Ivory (jivory@greystar.com)'
Subject: RE: Ballpark Village Tentative Map

Hi Brad,

Can you give us the head count on the Ballpark Village TM vote from yesterday's meeting? We are trying to get it on the PC agenda for next month and the City needs the head count to do so.

Thanks,
 Lisa

From: Pat Stark [mailto:fpstark@gmail.com]
Sent: Thursday, July 21, 2016 7:55 AM
To: Lisa Leweck <lisa@kettlerleweck.com>
Subject: Re: Ballpark Village Tentative Map

Thanks Lisa,

The item passed on consent unanimously.

I don't have the actual head count, it will be posted in our minutes next month but Brad Richter has our vote talley sheets if you need the number before the minutes get published.

Pat

Sent from my iPhone

On Jul 20, 2016, at 12:17 PM, Lisa Leweck <lisa@kettlerleweck.com> wrote:

The owner had a complicated loan structure and financing requirements. They felt more comfortable from a timing perspective to go with the TM/FM than a PM/TMW.

From: Pat Stark [<mailto:fpstark@gmail.com>]

Sent: Wednesday, July 20, 2016 11:32 AM

To: Lisa Leweck <lisa@kettlerleweck.com>

Subject: Re: Ballpark Village Tentative Map

Sorry I hit send before I was done typing.

I can let you know tomorrow what happens.

I would be curious why you went to the full map vs map waiver?

Thanks

Pat Stark

Sent from my iPhone

On Jul 20, 2016, at 11:11 AM, Lisa Leweck <lisa@kettlerleweck.com> wrote:

Hi Pat,

I understand that the Ballpark Village Tentative Map was on the for CPG recommendation in July. Can you tell me if it was approved and the what the vote count was?

Thanks,

Lisa

Lisa Leweck, P.E.
Principal
Kettler Leweck Engineering

Office: 619-269-3444
303 A Street, Suite 302
San Diego, Ca. 92101

www.kettlerleweck.com

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DCPC VOTING RECORD

Meeting Date: 7-20-16

Name	Yes	No	Abstain	Recuse	Agenda Item #:	
					7-8-9	
Alex Ward					Item Title: Consent Agenda	
Andrea Ferentz Vinci					Motion Maker: Stark	
Ann Potter	✓				Motion: To approve Consent agenda	
Bill Orabone	✓					
Bob Link	✓					
Cameron Gharabiklou	✓					
Claudia Escala	✓					
Cynthia Blair	✓					
Dan Wery	✓					
Deb Herscovitz	✓					
Figaro Nauta	✓					
James Lawson	✓					
JD Wessling	✓					
Jon Baker	✓					
Judy Radke	✓					Seconded by:
Kay DiFrancesca	✓					
Kim Brewer NA						
Larry "LC" Cline	✓					
Lindsay King	✓					
Luke Vinci	✓					
Michael Rosenbaum	✓					
Monica Ball	✓					
Pat Stark	✓					
Robert Weichelt	✓					
Tom Cervello	✓					
25						



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Ballpark Village Parcel C

Project Address:
 The NE block of Park Blvd. and Imperial Avenue

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>	<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>
---	---

<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>	<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>
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Project Title: Ballpark Village Parcel C	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? DE Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
GDCV II BP Village C-2 REIT, LLC

Owner Tenant/Lessee

Street Address:
17885 Von Karman Avenue, Ste. 450

City/State/Zip:
Irvine, CA 92614

Phone No: 949-735-9870 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Jim Ivory

Title (type or print):
Senior Director, Development

Signature :  Date: 6/16/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____