



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 1, 2022 REPORT NO. PC-22-043

HEARING DATE: September 8, 2022

SUBJECT: Alvarado Creek Apartments, Process Four Decision

PROJECT NUMBER: [671912](#)

OWNER/APPLICANT: Pacific West Communities, Inc.

### SUMMARY

Issues: Should the Planning Commission approve the demolition of existing structures and the construction of six-story (five-stories over a ground floor podium level) residential apartment building for 227 affordable dwelling units (100-percent affordable project) including associated site improvements and the vacation of existing public utility easements on portions of a 3.84-acre site is located at 5901, 5913, 5915 and 5927 Mission Gorge Road in the Grantville Focused Plan Area of the [Navajo Community Plan](#) area?

### Staff Recommendations:

1. ADOPT [Addendum No. 671912](#) to the [Grantville Focused Plan Amendment \(FPA\) Final Programmatic Environmental Impact Report \(PEIR\) No. 346289/SCH No. 2013111017](#) and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE [Site Development Permit No. 2483073](#) and [Neighborhood Development Permit No. 2483075](#); and
3. APPROVE [Public Utilities and Sewer Easement Vacation No. 2483107](#).

Community Planning Group Recommendation: On July 14, 2021, the Navajo Planners Community Planning Group voted 12-0-0 to recommend approval of the project with conditions (Attachment 12).

Environmental Review: [Addendum No. 671912](#) to the [Grantville Focused Plan Amendment \(FPA\) Final Programmatic Environmental Impact Report \(PEIR\) No. 346289/SCH No. 2013111017](#) has been prepared in accordance with the California Environmental Quality Act Statutes and Guidelines. Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in

circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. The FPA PEIR has been incorporated by reference pursuant to CEQA Guidelines Section 15150. A MMRP for Transportation/ Circulation, Biological Resources, and Noise, would be implemented with this project, which will reduce the potential impacts.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

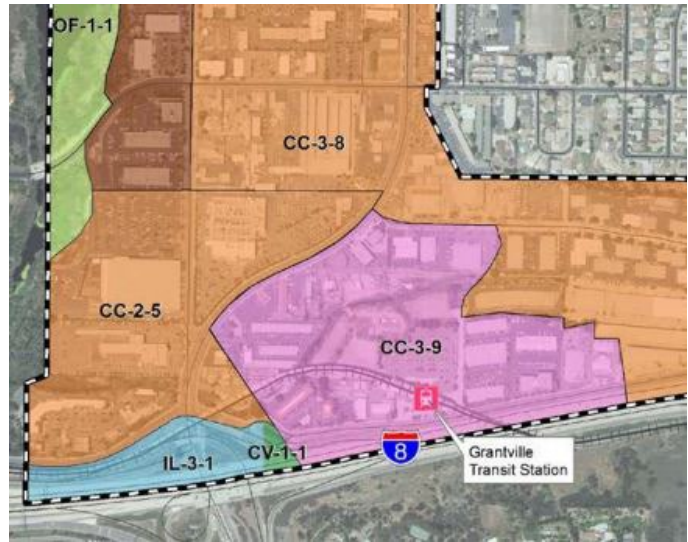
Housing Impact Statement: The Navajo Community Plan Urban Village land use designation allows for multifamily residential density ranging from 44 dwelling-units per acre (DUs/AC) up to 109 DUs/AC, resulting in a maximum allowed density of 419 DUs for the project site. The project proposes 227 DUs with a density of 59 DUs/AC, therefore, the project is in conformance with the maximum density regulations of the CC-3-9 Base Zone and within the density range for the Urban Village land use designation within the Navajo Community Plan. The project proposes the construction of a 100-percent affordable (for-rent) multi-family housing development with 227 dwelling units consisting of 54 studios (419 SF), 54 one-bedroom units (534 SF – 573 SF), 59 two-bedroom units (716 SF), and 60 three-bedroom units (988 SF – 1,053 SF). The affordable housing units will include 10-percent of the units (23 units) provided at 30-percent area median income (AMI) for no fewer than 55 years, 10-percent at 50-percent AMI, 50-percent at 60-percent AMI, and the balance of the units at 80-percent AMI. The proposed dwelling units will add to the City's housing stock and help address the City-wide housing crisis.

## BACKGROUND

The Alvarado Creek Apartments (Project) is proposed on portions of a 3.84-acre, consisting of three contiguous lots, located at 5901, 5913, 5915 and 5927 Mission Gorge Road on the southeast side of Mission Gorge Road, South of Mission Gorge Place, north of Interstate 8 (I-8) and the Grantville Trolley Station. (Attachment 1). The site is located in the CC-3-9 Base Zone, within the following Overlay Zones (OZ): Community Plan Implementation OZ - Type A (CPIOZ-A), Environmentally Sensitive Lands (ESL) for Special Flood Hazard Areas and Potential Wetlands, Airport Influence Area – Review Area 2 for Montgomery Field, Airport Land Use Compatibility OZ for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Notification Area for Montgomery Field, Parking Standards Transit Priority Area OZ, Transit Area OZ, and Transit Priority Area OZ within the [Grantville Focused Plan Area](#) of the [Navajo Community Plan](#) area. (Attachments 3 and 4). Additionally, the site is designated as Urban Village land use within the Navajo Community Plan and designated as Multiple Use land use within the City of San Diego General Plan (General Plan) (Attachments 3 and 5).

The Navajo Community Plan Urban Village land use designation allows for multi-family residential very high density ranging from 44 dwelling-units per acre (DUs/AC) up to 109 DUs/AC, resulting in a maximum allowed density of 419 DUs for the project site. The “very high density” designation would be the greatest amount of density ranges within the Navajo Community Plan. The project site is

designated as Community Commercial (CC) zoning (CC-3-9), within the San Diego Municipal Code (SDMC). The CC-3-9 Zone designation is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of one dwelling unit (DU) for each 400 square feet of lot area. The purpose of the CC zones is to accommodate community-serving commercial service uses, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial



*Figure 1 - Base Zone Map*

streets. Property within the CC zones will be primarily located along collector streets, major streets, and public transportation lines. The 3.84-acre site (167,270 square feet) would accommodate a maximum density of 419 DUs in accordance with the CC-3-9 base zone designation.

The project site consists of three contiguous parcels that were previously developed with nine buildings for commercial uses which included automotive repair and sales uses, metal fabrication and a truck driving school. The project site includes portions of a parcel south of Alvarado Creek which were previously graded and contain outbuildings that are in disrepair and used for illegal dumping, storage of fill materials, and encampments by individuals struggling with homelessness. This project includes the demolition of existing buildings and site improvements. On October 19, 2020, a demolition permit was issued for the demolition of the vertical portions of the seven buildings and two accessory structures, to include disconnecting related utilities and electricity to the project site. The buildings were demolished to address public health, safety, and welfare concerns related to illegal trespass by individuals using the vacant buildings for purposes of concern by local residents and community leaders. The current site has remnants of the buildings that were demolished, to include concrete slabs and foundations. Demolition of the concrete slabs and foundations were excluded from the demolition permits to avoid disturbance of the existing ground and subsurface areas. The remaining two buildings will be demolished as a part of the future development of the project site. A majority of the project site, excluding areas with ESL, are completely devoid of vegetation, consisting of hard-packed soil from previous grading and development.

The project site is located within the Alvarado Creek 100-year flood plain and contains Environmentally Sensitive Lands (ESL) for Special Flood Hazard Areas 'Zone AE' and Potential Wetlands. The project proposes to construct the residential structures such that the lowest finished floor elevation of the proposed structure is two feet or more above the Base Flood Elevation (BFE) (water surface elevation for a 100-year flood event) per Federal Emergency Management Agency (FEMA) requirements. The project site slopes down towards the center of the project site, where the site is bisected by Alvarado Creek. With the exception of the sloped areas the site is relatively flat with elevations ranging from

64-feet above mean sea level (AMSL) to 96-feet AMSL. On-site ESL are associated with Alvarado Creek floodway and disturbed wetland vegetation. Additional information related to the existing biology of the site can be found within the [Biological Survey Report prepared by Blackhawk Environmental, Inc., dated January 26, 2021 \(Revised May 2, 2022\)](#).

## DISCUSSION

### Project Description:

The project proposes the demolition of existing structures and on-site improvements for the redevelopment of the project site to include the construction of a six-story residential apartment building for 227 for-rent affordable dwelling units for a total 275,975 square feet (SF) of building area and an overall building height of 80-feet-five-inches above ground level. The project proposes the construction of a 100-percent affordable (for-rent) multi-family housing development with 227 dwelling units consisting of 54 studios (419 SF), 54 one-bedroom units (534 SF – 573 SF), 59 two-bedroom units (716 SF), and 60 three-bedroom units (988 SF – 1,053 SF). The affordable housing units will include 10-percent (23 units) of the units provided at 30-percent area median income (AMI) for no fewer than 55 years, 10-percent at 50-percent AMI, 50-percent at 60-percent AMI, and the balance of the units at 80-percent AMI.

The 3.84-acre site project proposes a density of 59 DUs/AC, therefore, the project is in conformance with the maximum density regulations of the CC-3-9 Base Zone and within the density range for the Urban Village land use designation within the Navajo Community Plan. The building is designed in a contemporary style of architecture with storefront glazing, metal screening panels for the parking garage, landscape screening, a landscaped parkway with outdoor seating plazas and varied building materials and architectural accents. In addition, the exterior façade of the building includes a variety of building materials such as sand finish stucco, smooth fiber cement panels, standing seam metal panels, concrete masonry units, perforated metal panels for fencing and metal canopies and energy efficient exterior glazing. The building lobby containing the management office, resident information center, and mailroom is accessible from the Mission Gorge Road frontage. The rear of the building includes an outdoor pool area with common space which would face the Alvarado Creek portion of the site. The building would be five stories of residential wood construction, over an at-grade parking garage (podium).



*Figure 2 - Building Rendering*

The project currently has several existing structures and remnants of the structures that were demolished to their building slabs as described above. The site is relatively flat, and a majority of the project site has been previously

developed and consists of disturbed land with limited vegetation. The project would include a community trail along the onsite portion of Alvarado Creek with direct pedestrian access from on-site common areas, associated public and private improvements, and the vacation of public service utilities easements for existing drainage and sewer easements. The sewer and storm drain line associated with the easement vacations will be relocated as part of the development of this project. The proposed community trail would include the recordation of a public access easement to ensure multi-modal public connectivity along the Alvarado Creek as envisioned in the Navajo Community Plan and the Grantville/Alvarado Creek revitalization plan.

As described above the project site is located within the Alvarado Creek 100-year flood plain and the project proposes to construct the residential structure such that the lowest finished floor elevation of the proposed structure is two feet or more above the Base Flood Elevation (BFE) (water surface elevation for a 100-year flood event) per Federal Emergency Management Agency (FEMA) requirements. The project site currently is not located within or immediately adjacent to the City's MHPA. The nearest MHPA lands include portions of the San Diego River located approximately 0.35 miles west and northwest of the site and canyons south of the I-8, located approximately 0.36 miles south of the project site. The project would incorporate wetland restoration, creation and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development areas.

The project would be subject to the Design Guidelines of the Grantville Community Plan Implementation Overlay Zone Type A (CPIOZ-A) area which envisions improvements to pedestrian and bicycle infrastructure, connectivity to transit routes and the Grantville Trolley Station, and community access to Alvarado Creek and the San Diego River. The purpose of the Grantville CPIOZ design standards are to encourage appealing streetscapes, facades along public and private streets that create visual interest, activation of uses on the ground floor of buildings, diminish the overall mass of buildings and design building facades that are varied and articulated to provide visual interest to include offsetting planes and changes in wall texture, colors and architectural elements.

Additionally, the project would be conditioned to make improvements along Mission Gorge Road to include a 15-foot parkway consisting of a 10-foot-wide sidewalk and a five-foot landscape area along the project frontage and will provide a five-foot sidewalk and a landscaped parkway on the southern side of the existing alley located adjacent to and on the north side of the project site. The sidewalk and landscaped parkway adjacent to the alley shall connect to a 10-foot-wide pedestrian trail that is proposed as part of the project and located adjacent to the on-site portion of Alvarado Creek. The project site would also include internal walkways connecting to the public right-of-way and the proposed pedestrian trail. The project would also include 103 bicycle storage spaces for residents and bicycle racks located around the perimeter of the project site adjacent to the frontages along Mission Gorge Road and the alley adjacent to the project site. Additionally, the project would provide way-finding signs to identify pedestrian and bicycle routes to and from the Grantville Trolley Station and the San Diego River.

The project would provide needed housing and focus growth into a pedestrian-friendly residential urban village with proximity to transit. The City of Villages strategy encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated

into the larger community. As a residential development, the project would increase the housing supply within the Navajo Community Plan area, within a Transit Priority Area (TPA), and in proximity to existing and planned commercial uses.

The proposed landscape plan includes the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the outdoor/recreation courtyards and common areas emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight entry points. Landscaping within the outdoor/recreation courtyard on the podium level would feature large evergreen canopy trees, medium evergreen screening trees, small flowering trees and raised planters. Street trees are proposed to define and activate the pedestrian parkway along Mission Gorge Road and the Parkway along the private drive adjacent to the project site providing shade and scale to the street scene. The street trees would also help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

Vehicular access to the project and the parking garage would be via a full access driveway from Mission Gorge Road located at the northwest corner of the building. Parking for vehicles and motorcycles would be provided in the parking structure. The project proposes 114 parking stalls where parking isn't required for the residential dwelling units per the municipal code. The 114 parking spaces will include required stalls for the leasing office (three stalls required), one required mail delivery parking stall, five required accessible parking stalls, 12 electric vehicle charging station parking stalls (including 2 van accessible stalls), 27 required motorcycle stalls and 103 bicycle storage spaces. Bicycle storage for the residents would be provided within the garage and short-term bicycle parking would also be provided in racks next to the main entry along Mission Gorge Road. The proposed number of parking spaces for vehicles would exceed the City's minimum parking requirements, while bicycle and motorcycle parking would meet the City's minimum parking requirements. The entrances to the lobby, and residential leasing office would be accessed from the Mission Gorge Road frontage.

#### Required Approvals:

Due to process consolidation, all actions are processed concurrently as a Process Four. Development of the proposed project requires:

- Process Four Site Development Permit (SDP) for development that proposes deviations from a portion of the Environmentally Sensitive Lands regulations per SDMC Section [143.0110\(b\)](#), [Table 143-01A](#); and
- Process Two Neighborhood Development Permit to allow for deviations to the applicable development regulations, per SDMC Section [143.0920\(a\)](#); and
- Process Two Easement Vacation for the vacation of public service easements, per SDMC Section [125.1030\(b\)](#); and



## Community Plan Analysis:

### *Land Use*

The proposed 3.84-acre project site is designated in the General Plan as Multiple Use which encourages mixed-use development with higher intensity of development with an emphasis on connectivity to local and regional services. The Navajo Community Plan designates the project site as Urban Village land use. The Navajo Community Plan Urban Village land use designation allows for multi-family residential density ranging from 44 dwelling-units per acre (DUs/AC) up to 109 DUs/AC, resulting in a maximum allowed density of 419 DUs for the project site. As previously mentioned, the “very high density” designation would be the greatest amount of density ranges within the Navajo Community Plan. The project proposes 227 DUs with a density of 59 DUs/AC, therefore, the project is in conformance with the maximum density regulations of the CC-3-9 Base Zone and within the density range for the Urban Village land use designation within the Navajo Community Plan.

### *Residential*

Policy HE-A.2 of the Housing Element encourages location and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The project will implement this policy by locating close to facilities in the area including the following facilities identified near the project site: one elementary school (0.25-mile north), one middle school (2.0-miles northeast), a high school (2.25-miles south), a USPS post office (0.5-mile northeast), Grantville Neighborhood Park (0.5-mile north), Kaiser Permanente Medical Center (1.0-mile north), Neighborhood Shopping Center (0.75-mile north). San Diego State University is located approximately 2.0-miles east of the project site and served by the San Diego Metropolitan Transit System (MTS) Trolley Green Line. The site is located approximately 0.25-mile from Grantville Neighborhood Park, and approximately 2 miles from the Allied Gardens Recreation Center.

To meet the balanced communities’ goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels, the proposed project will include 227 affordable housing units on-site for varying levels of AMI and in a variety of unit sizes. The provision of affordable housing will also implement General Plan Land Use Element Policy LU-H3 which calls for the provision of a variety of housing types that are affordable in nature in residential and village developments. The site is directly adjacent to the MTS Route 13 and planned high frequency transit service including the Grantville Trolley Station, serving the Green Line and MTS Routes 13, 14 and 18. The Grantville Trolley Station is located at an approximate walking distance of 2,000-feet (less than a half-mile) south of the project site, thus providing connectivity to the Navajo Community Plan area and regional shopping centers, employment, entertainment, recreation, and transportation hubs including San Diego International Airport (SDIA) and Santa Fe Depot.

### *Mobility*

The General Plan Mobility Element has a goal for creating a safe and comfortable pedestrian environment. The proposed project will implement this goal and its implementing policies ME-A.1 and ME-A.7 emphasizing pedestrian safety and comfort, through a design that features a circulation pattern with landscaped parkways and contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination utilizing street lighting and building lighting, and improvements to

bicycle infrastructure along Mission Gorge Road, Policy 3.4-1 (a) in the Mobility Element recommends the refinement and implementation of the Bicycle Master Plan in the Navajo Community Plan area by developing bicycle facilities that implement internal connectivity to activity areas within the community and links to the regional bicycle network. The project will construct a Class II bike lane along the project frontage on Mission Gorge Road between Fairmont Avenue and Mission Gorge Place. Additionally, the project would provide a multi-use trail adjacent to the on-site portion of Alvarado Creek which in accordance with the Grantville Trolley Station/Alvarado Creek Revitalization Study will contribute to the recommended improvements to Alvarado Creek.

#### *Urban Design*

The proposed project is located within the Grantville Community Plan Implementation Overlay Zone Type A (Grantville CPIOZ-A) of the Navajo Community Plan area. The Grantville CPIOZ-A area is envisioned to include more transit-oriented developments, multi-modal connectivity, workforce housing, local neighborhood retail, as well as new commercial and employment opportunities. Additionally, the Supplemental Development Regulations of the Grantville CPIOZ-A design standards envision development to include improvements to pedestrian and bicycle infrastructure, connectivity to transit routes and the Grantville Trolley Station, and community access to Alvarado Creek and the San Diego River. The purpose of the Grantville CPIOZ-A design standards are to encourage appealing streetscapes, facades along public and private streets that create visual interest, activation of uses on the ground floor of buildings, diminish the overall mass of buildings and design building facades that are varied and articulated to provide visual interest to include offsetting planes and changes in wall texture, colors and architectural elements.

The General Plan Land Use Element encourages infill projects along transit corridors that enhance or maintain a "Main Street" Character utilizing site and building design, land use mix, varied housing opportunities and improvements to pedestrian and multi-modal connectivity. The project includes streetscape improvements, would provide affordable housing opportunities at several levels of affordability, provides connectivity to transit routes and the Grantville Trolley Station and building design that is varied and consistent with the Grantville CPIOZ-A design standards with the exception to the requested deviations. Additionally, the project is consistent with the Land Use Element, Mobility Element, Urban Design Element, and Conservation Element of the General Plan. The project would be consistent with the existing land use and base zone regulations of the site and consistent with the objectives of the Navajo Community Plan and supplemental development regulations of the Grantville CPIOZ-A with the exception to the requested deviations.

#### *Recreation*

The Recreation Element of the General Plan has a specific policy, RE-D.3, to provide recreation programs and services specifically designed to meet the needs of children, the increasing elderly population, persons with disabilities and the underserved teenage population. This policy will be implemented by the proposed public trail to be located within the on-site portion of Alvarado Creek and through the provision of common open space within the development to include a tot lot, a gymnasium and a swimming pool with common outdoor space for residents of the development. Additionally, the project will provide up to four bicycles for the short-term use of residents.



### *Conservation and Environmental Quality*

An overall goal in the General Plan Conservation Element is to reduce the City's overall carbon footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques. To meet this goal, Conservation Element Policy CE-A.2 calls for achieving this goal by reducing the Urban Heat Island Effect through sustainable design and building practices. The proposed project will feature strategies consistent with the requirements of the California Green Building Standards Code including cool/green roofs, use of low-flow fixtures/appliances and electric vehicle charging stations. The project will also include drought-tolerant plant material.

The proposed project has been designed to locate all components associated with the proposed building on-site in areas that are not classified as ESL. On-site ESL are associated with Alvarado Creek and include highly disturbed wetland vegetation and the Alvarado Creek floodway. The proposed development area is located north of the Alvarado Creek floodway. A very small area of highly disturbed ESL is impacted by the proposed Alvarado Creek channel slope. A Habitat Mitigation and Monitoring Plan has been prepared for the onsite portion of Alvarado Creek, within the context of the larger Alvarado Creek Revitalization Study and mitigates all impacts to onsite ESL. Wetland restoration, creation and enhancement as described in the project's Habitat Mitigation and Monitoring Plan would substantially increase on-site wetland habitat value, foraging habitat and create suitable habitat for listed and sensitive species known to occur in riparian communities. In addition, engineered stormwater controls associated with Project development are expected to improve the quality of surface water runoff compared the urban runoff that currently enters the creek and lacks water pollution controls.

### Project-Related Issues:

Airport Land Use Compatibility: Montgomery Field Airport is located approximately 2.3 miles northwest of the project site. The project site is located within the Airport Influence Area (Review Area 2), Airport Land Use Compatibility Overlay Zone and FAA Part 77 Notification Area for Montgomery Field. The project site is located outside of the designated safety zones, airport overflight notification areas, and the Montgomery Field 60 dBA Community Noise Equivalent Level (CNEL) noise contour. The project is conditioned to secure trash/storage containers within the project site to detour birds from flocking and is required to notify occupants of the proposed building of the location of the project with the traffic patterns of the airport, and the potential impact of single event noise and safety in the Montgomery Field Traffic Pattern Zone. Additionally, the project would be conditioned to provide an FAA determination of no hazard to air navigation prior to the issuance of any permits for building construction; or provide certification of no hazard to air navigation per [Section 77.15 of Title 14 of the Code of Federal Regulations \(CFR\) Part 77](#).

Grantville CPIOZ-A: The Project site is within and subject to the applicable regulations of the Grantville Community Plan Implementation Overlay Zone, Type a within the Navajo Community Plan. As shown in "Community Plan Analysis" above, the project implements the requirements of the Community Plan at this location, which is the intent of the Community Plan Implementation Overlay Zone (CPIOZ). A deviation from two of the Supplemental Development Regulations (SDR) are being requested and identified below.

Alvarado Creek Flood Plain: The project site is located within the Alvarado Creek 100-year flood plain and the project is conditioned to construct the residential structure such that the lowest finished floor elevation of the proposed structure is two feet or more above the Base Flood Elevation (BFE) (water surface elevation for a 100-year flood event) per Federal Emergency Management Agency (FEMA) requirements.

Environmentally Sensitive Lands (ESL): The project will have impacts to potential wetlands. The project requests a deviation to ESL requirements (item vii listed below) by implementing a Biologically Superior Option (BSO) which will incorporate wetland restoration, creation and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development areas.

Deviations: The proposed 100-Percent Affordable Housing development includes ten percent of the affordable dwelling units as deed-restricted units. With the provision of the deed-restricted dwelling units the project qualifies as an Affordable Housing Development Project pursuant to SDMC Section [143.0915](#). An applicant in accordance with SDMC Section [143.0920](#), may request deviations from the applicable development regulations in accordance with a Process Two, Neighborhood Development, provided that the findings in SDMC Section [126.0404\(a\) and \(f\)](#) are made. The following deviations are requested to allow for the development of the proposed project:

- i. A deviation to the Mixed-Use or Multi-Use requirement, where residential development is permitted only when a commercial structure exists on the premises or is a part of the proposed development, per SDMC Section [131.0540\(b\)](#). Whereas the project does not include a commercial component to the development in the CC-3-9 zone.
- ii. A deviation to the ground floor restrictions in the CC-3-9 zone, where residential use and residential parking, are prohibited on the ground floor in the front 30 feet of the lot, per SDMC Section [131.0540\(c\)\(1\)](#). Whereas, the project includes residential uses and residential parking within the front 30-feet of the lot.
- iii. A deviation to the requirement for Private Exterior Open Space, where at least 50-square-feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of four-feet, per SDMC Section [131.0455\(d\)](#). Whereas, the project does not include the required Private Exterior Open Space abutting each dwelling unit and in lieu proposes common open space areas within the development.
- iv. A deviation to the requirement for a 45-foot length of full-height curb between driveways serving the same premises, per SDMC Section [142.0560\(j\)\(6\)](#). Whereas, the project will include a driveway entrance for the parking garage which is located 33-feet from the driveway for the adjacent 30-foot wide private road.
- v. A deviation to the Supplemental Development Regulations (SDR) for Parking within the Grantville CPIOZ-Type A Overlay Zone, [SDR 27](#) in the Grantville CPIOZ section of the [Navajo Community Plan](#). Where a minimum of one garage entrance or parking facility shall be accessed from the alley when available. If alley access is not available, garage entries shall be

recessed from sidewalk and parking shall be screened. Whereas, the garage entrance is being proposed directly from Mission Gorge Road.

- vi. A deviation to the SDR for Parking within the Grantville CPIOZ-Type A Overlay Zone, [SDR 28](#) in the Grantville CPIOZ section of the [Navajo Community Plan](#). Where parking shall be located underground or to the rear or side of the building. Parking shall be provided at-grade only if wrapped with building on public street, private street, and privates drive frontages. Underground or structured parking shall not be counted as part of the building floor area ratio. Whereas the project proposes at-grade parking within an enclosed parking garage.
- vii. Deviations from the wetland regulations of the [City Biology Guidelines](#) and the [Environmentally Sensitive Lands Regulations](#) where deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one of three options: 1) Essential Public Projects Option, 2) Economic Viability Option and 3) Biologically Superior Option. Whereas, the project proposes a [Biologically Superior Option](#).

Each of the requested deviations have been reviewed as they relate to the proposed project and the impact to the surrounding neighborhood. The requested deviations are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, affordable housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Navajo Community Plan and the General Plan's Housing Element.

#### 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. With the approval of the deviations, the project meets all applicable regulations and policy documents and staff supports the determination that the project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the Navajo Community Plan and the General Plan. Staff recommends that the Planning Commission approve the project as proposed.

#### ALTERNATIVES

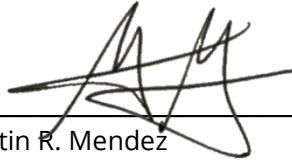
- 1. ADOPT Addendum No. 671912 to the Grantville Focused Plan Amendment (FPA) Final Programmatic Environmental Impact Report (PEIR) No. 346289/SCH No. 2013111017 and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and APPROVE Site Development Permit No. 2483073, Neighborhood Development Permit No. 2483075, and Public Utilities and Sewer Easement Vacation No. 2483107, with modifications.
- 2. DO NOT ADOPT Addendum No. 671912 to the Grantville Focused Plan Amendment (FPA) Final Programmatic Environmental Impact Report (PEIR) No. 346289/SCH No. 2013111017 and DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and DENY Site

Development Permit No. 2483073, Neighborhood Development Permit No. 2483075, and Public Utilities and Sewer Easement Vacation No. 2483107, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



Renee Mezo  
Assistant Deputy Director  
Development Services Department



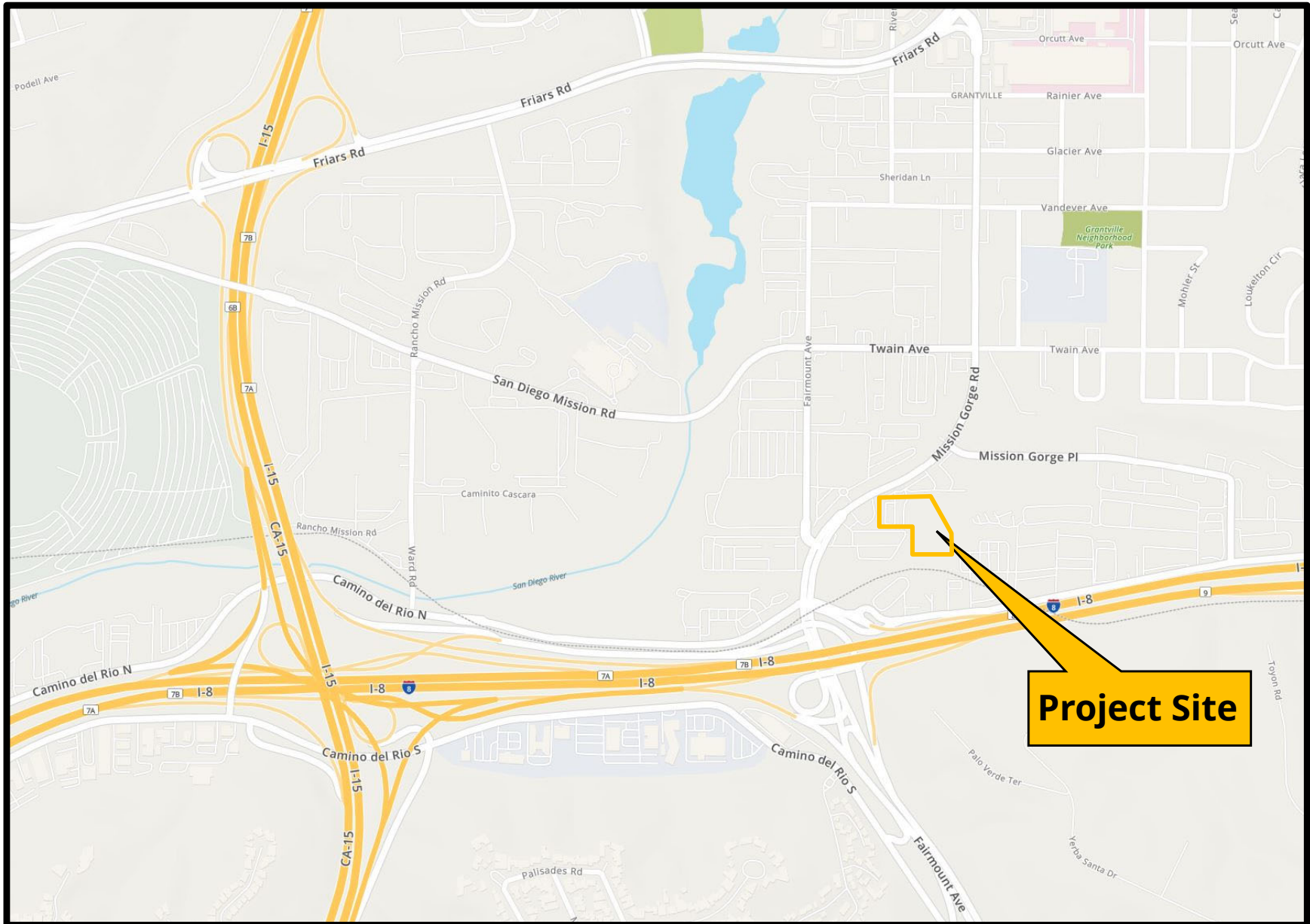
Martin R. Mendez  
Development Project Manager  
Development Services Department



Tait Galloway  
Deputy Director  
Planning Department

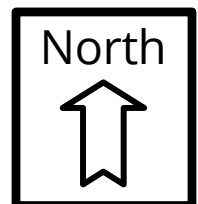
Attachments:

1. Location Map
2. Aerial Map
3. Navajo Community Plan Land Use Map
4. Navajo Community Plan Grantville CPIOZ Map
5. General Plan Land Use Map
6. Zoning Map
7. Draft Environmental Resolution with MMRP (Addendum to EIR)
8. Draft Permit
9. Draft Permit Resolution
10. Draft Easement Vacation Resolution
11. Draft Easement Vacation Exhibit "A" and Exhibit "B" (B-Sheet Drawing)
12. Project Plans
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Site Photographs

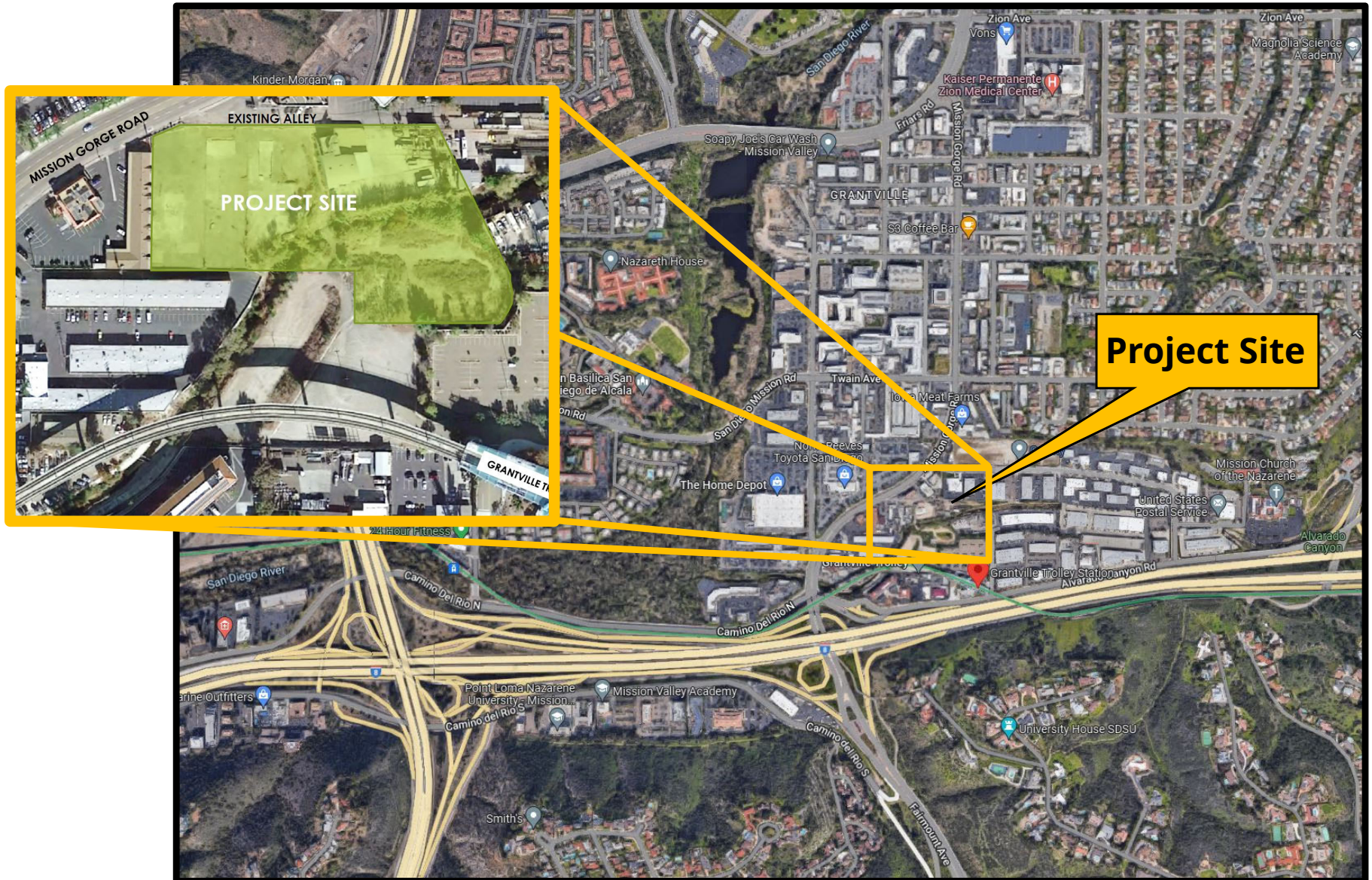


## Location Map

Alvarado Creek Apartments / 5901 – 5927 Mission Gorge Rd  
PROJECT NO. 671912

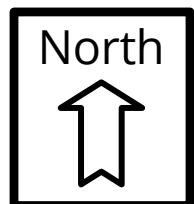






## Aerial Map

Alvarado Creek Apartments / 5901 – 5927 Mission Gorge Rd  
PROJECT NO. 671912

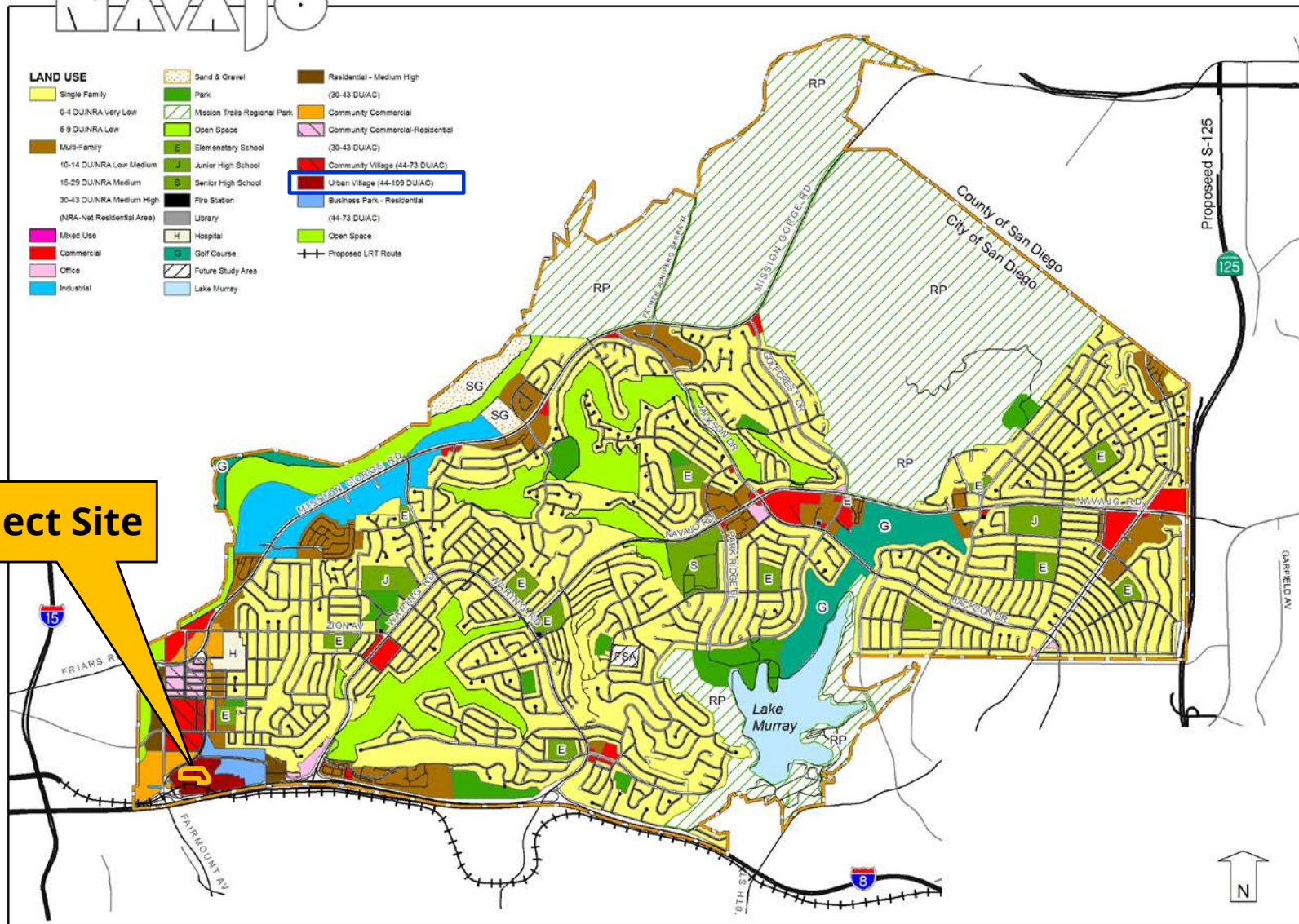






LAND USE		
Single Family	Sand & Gravel	Residential - Medium High
0-4 DU/NRA Very Low	Park	(30-43 DU/AC)
5-9 DU/NRA Low	Mission Trails Regional Park	Community Commercial
Multi-Family	Open Space	Community Commercial-Residential
10-14 DU/NRA Low Medium	E Elementary School	(30-43 DU/AC)
15-29 DU/NRA Medium	J Junior High School	Community Village (44-73 DU/AC)
30-43 DU/NRA Medium High	S Senior High School	Urban Village (44-109 DU/AC)
(NRA-Nat Residential Area)	Fire Station	Business Park - Residential
Mixed Use	Library	(44-73 DU/AC)
Commercial	H Hospital	Open Space
Office	G Golf Course	Proposed LRT Route
Industrial	Future Study Area	
	Lake Murray	

Project Site



Navajo Community Land Use

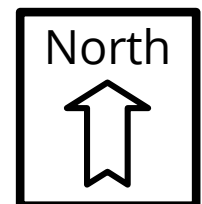
CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 4: LAND USE

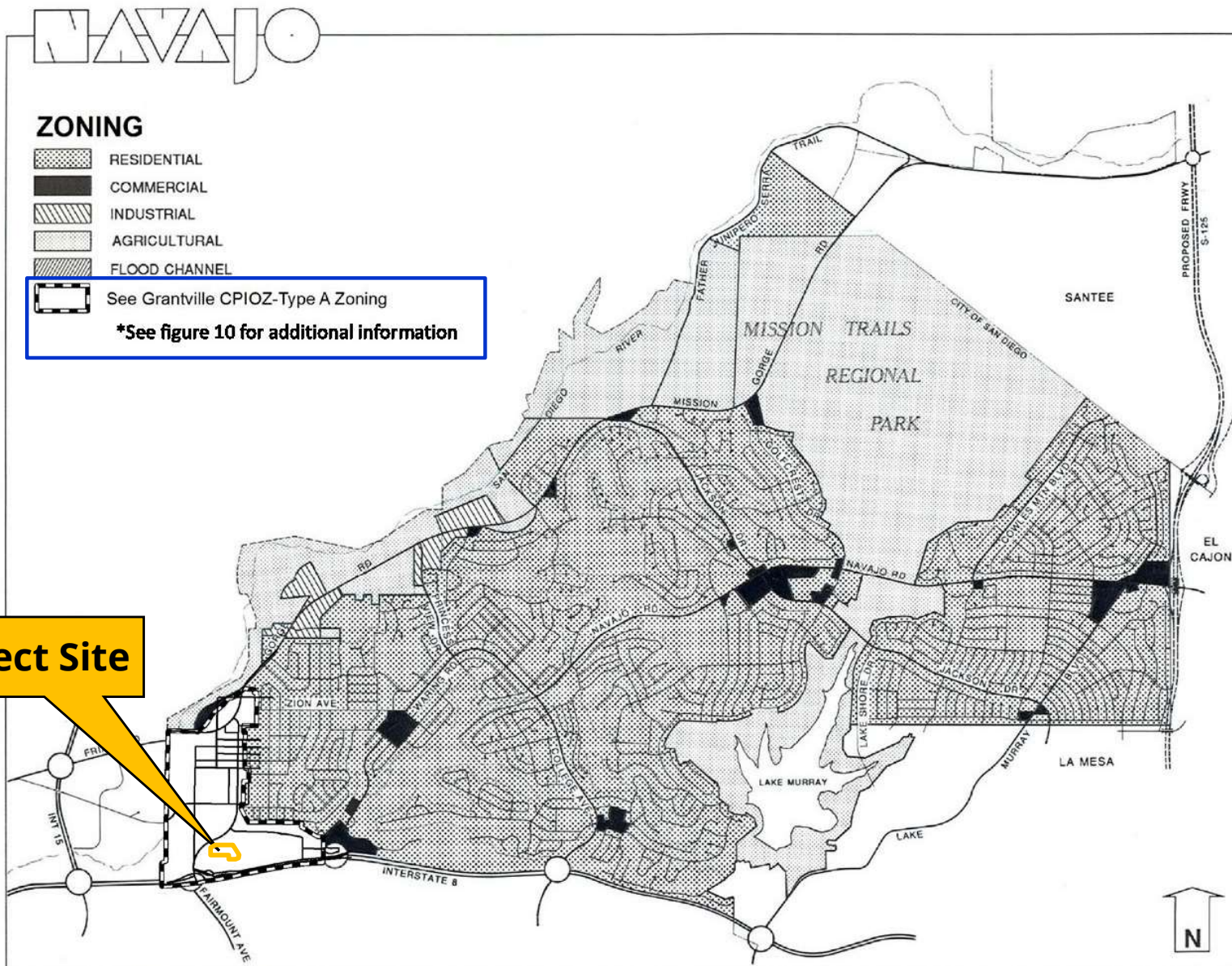


## Navajo Community Plan – Land Use Map

Alvarado Creek Apartments / 5901-5927 Mission Gorge Rd  
PROJECT NO. 671912







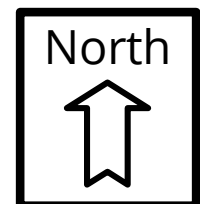
**FIGURE 3: ZONING**

CITY OF SAN DIEGO • PLANNING DEPARTMENT

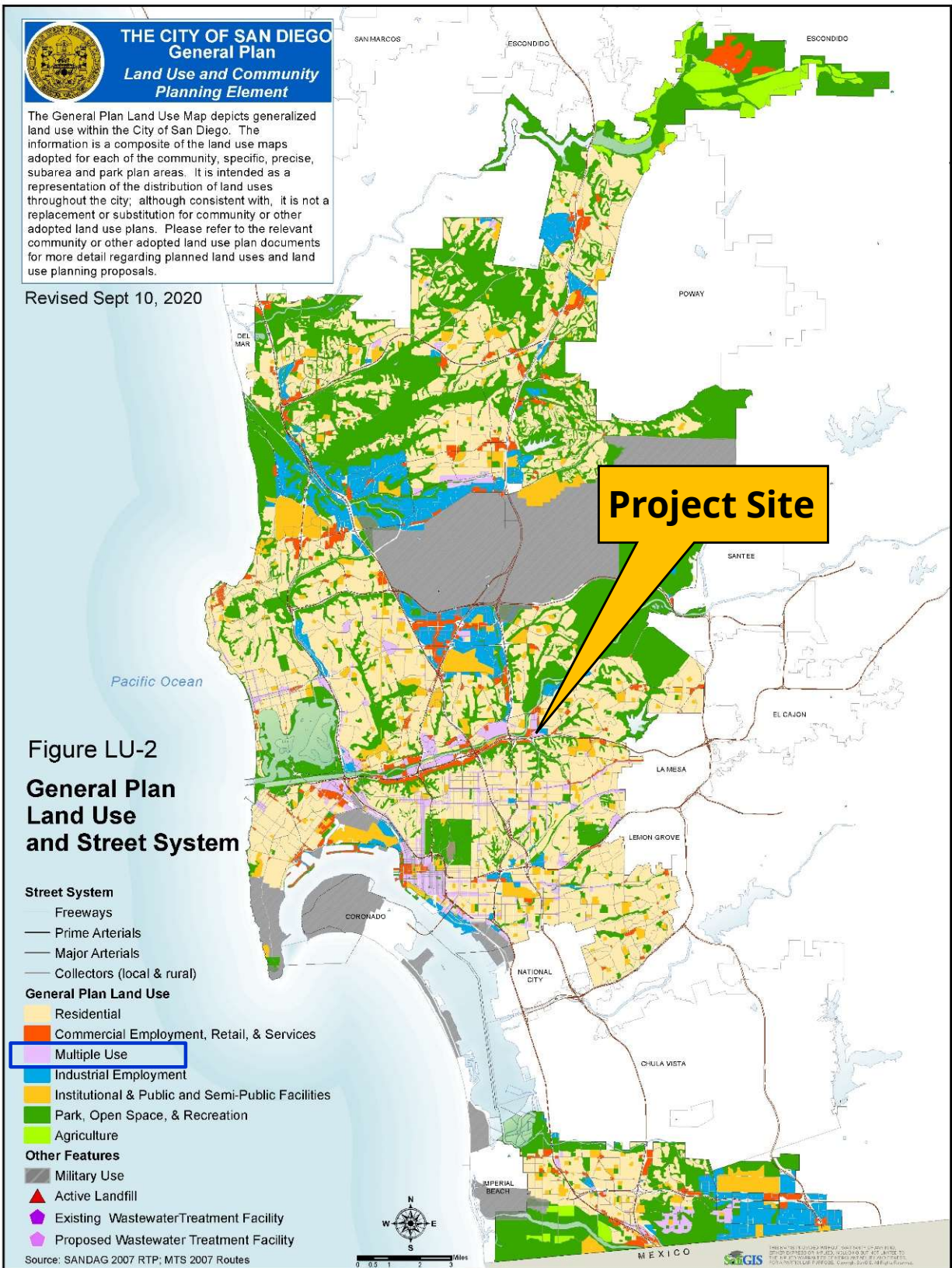


## Navajo Community Plan – Grantville CPIOZ-A Map

Alvarado Creek Apartments / 5901-5927 Mission Gorge Rd  
PROJECT NO. 671912

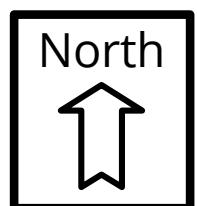






## General Plan Land Use Map

Alvarado Creek Apartments / 5901-5927 Mission Gorge Rd  
PROJECT NO. 671912





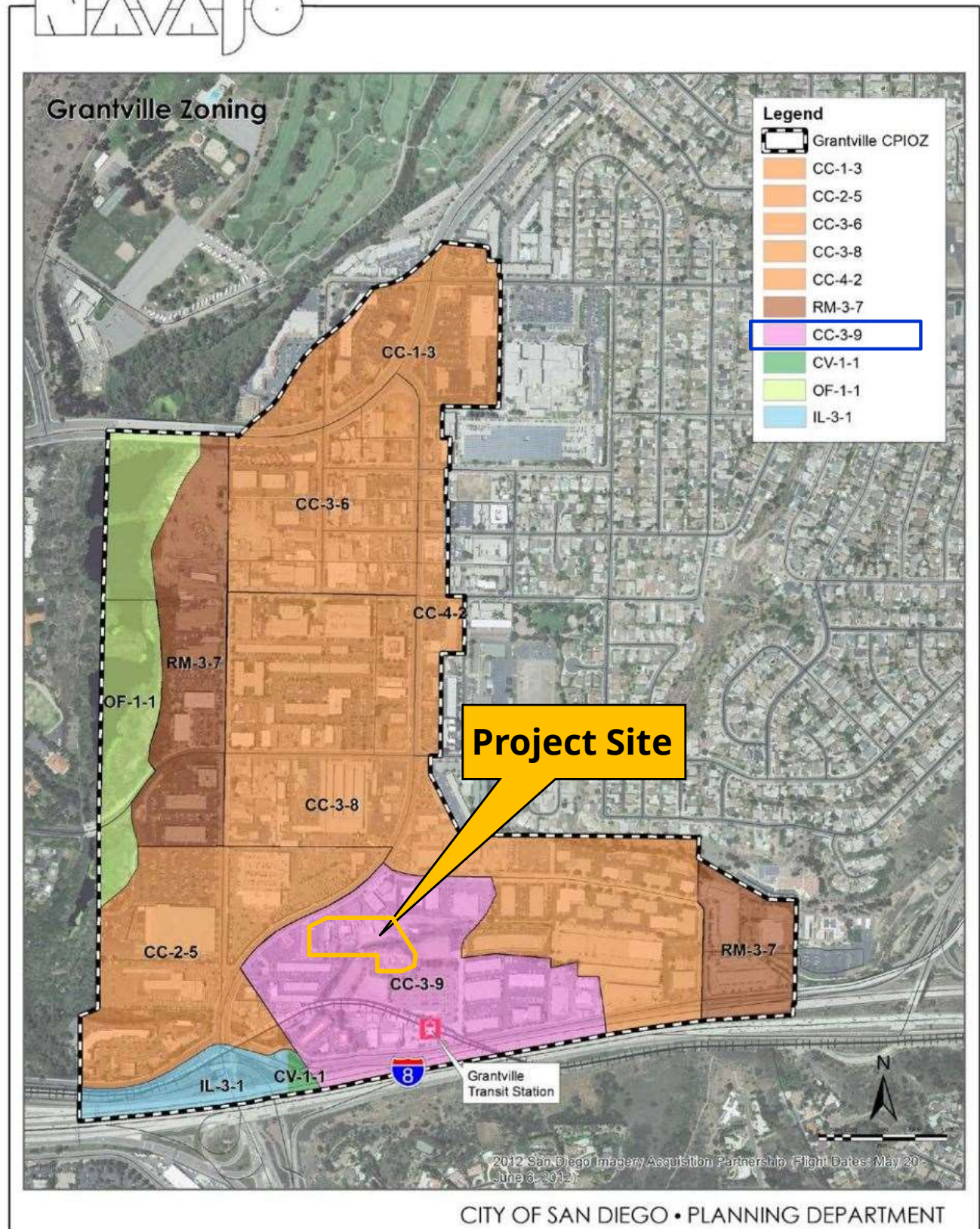
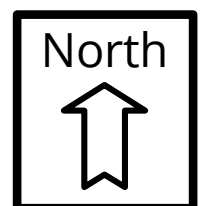


FIGURE 10: GRANTVILLE CPIOZ-TYPE A ZONING



## Zoning Map

Alvarado Creek Apartments / 5901-5927 Mission Gorge Rd  
PROJECT NO. 671912



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

ADOPTED ON SEPTEMBER 8, 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
ADOPTING ADDENDUM NO. 671912 TO ENVIRONMENTAL IMPACT  
REPORT NO. 346289 / SCH NO. 2013111017 AND THE  
MITIGATION, MONITORING, AND REPORTING PROGRAM;  
ALVARADO CREEK APARTMENTS – PROJECT NO. 671912

WHEREAS, on January 16, 2014, the Planning Department of the City of San Diego submitted an application to Development Services Department for a Community Plan Amendment to the Navajo Community Plan and Rezones for the Grantville Focused Planning Area); and

WHEREAS, on June 9, 2015, the City Council of the City of San Diego adopted Resolution No. 309788 certifying Environmental Impact Report No. 346289 / SCH No. 2013111017, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on February 9, 2021, Pacific West Communities, Inc., an Idaho Corporation, submitted an application to the Development Services Department for approval of a Site Development Permit, Neighborhood Development Permit and the Vacation of Public Utilities and Sewer Easements for the Alvarado Creek Apartments, Project No. 671912 (Project), as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report No. 346289 / SCH No. 2013111017 if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Environmental Impact Report No. 346289 / SCH No. 2013111017 along with the Addendum has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report No. 346289 / SCH No. 2013111017 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report No. 346289 / SCH No. 2013111017 or that any significant

effects previously examined will be substantially more severe than shown in the Environmental Impact Report No. 346289 / SCH No. 2013111017.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the [DECISION MAKER] adopts Addendum to Environmental Impact Report No. 346289 / SCH No. 2013111017, a copy of which is on file in the office of the Development Services Department.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 9210.

BE IT FURTHER RESOLVED that Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

ADOPTED by the Planning Commission

By: \_\_\_\_\_  
Martin R. Mendez  
Development Project Manager  
Development Services Department

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2483073  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2483075  
PUBLIC UTILITIES EASEMENT VACATION NO. 2483107

ALVARADO CREEK APARTMENTS  
PROJECT NO. 671912

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 671912 shall be made conditions of Site Development Permit No. 2483073, Neighborhood Development Permit No. 2483075, and Public Utilities and Sewer Easement Vacation No. 2483107 as may be further described below.

**A. GENERAL REQUIREMENTS: PART I – Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs.



The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS: PART II – Post Plan Check (After permit issuance/Prior to start of construction)**

1. PRECONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: ***Qualified Biologist, Qualified Archaeologist, and Native American Monitor.***

**Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division, 858-627-3200.
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at 858-627-3360.
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 671912 and/or Environmental Document No. 671912, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

2. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency:
  - 404 Permit from U.S. Army Corps of Engineers,
  - 401 Certification from Regional Water Quality Control Board, and a



- 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Consultant Qualification Letters	Prior to Preconstruction Meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Noise	Acoustical Reports	Prior to Occupancy
Traffic	Traffic Reports	Traffic Features Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### **BIOLOGICAL RESOURCES (PROXIMITY TO SENSITIVE BIOLOGICAL RESOURCES)**

#### **I. Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by and referenced in the construction documents.
- E. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- F. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit

Record (CSVR). The CSVR shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests of the Clark's marsh wren, Cooper's hawk, double-crested cormorant, yellow warbler, yellow breasted chat, western bluebird, least Bell's vireo, southwestern willow flycatcher, and the light-footed Ridgway's rail or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

### **III. Post Construction Measures**

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

#### **BIOLOGICAL RESOURCES (WETLANDS)**

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, the Owner/Permittee shall mitigate for City wetland/riparian vegetation impacts to 0.29 acre of Arundo dominated wetland, 0.21 acre of disturbed wetland, and 0.11 acre of southern riparian woodland. Mitigation for impacts to City jurisdictional wetlands shall occur at a 3:1 mitigation-to-impact ratio in accordance with Table 2a of the City's Biology Guidelines. Accordingly, mitigation for City wetland/riparian impacts shall include a 1:1 creation component to ensure no net loss of wetlands and a 2:1 restoration/enhancement component. The Owner/Permittee shall provide 0.599 acre of habitat and shall be achieved on-site via the following, as detailed in the *Alvarado Creek Habitat Mitigation and Monitoring Plan* (Blackhawk Environmental, Inc. June 2, 2022):

- Creation of 0.183-acre of riparian habitat
- Restoration of 0.217- acre of riparian habitat
- Enhancement of 0.199-acre riparian habitat

#### **BIOLOGICAL RESOURCES (OTHER RESOURCES AGENCY PERMITS)**

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, the Owner/Permittee shall provide evidence of the following permits:

- 404 Permit from U.S. Army Corps of Engineers,
- 401 Certification from Regional Water Quality Control Board, and a
- 1602 streambed alteration agreement from the California Department of Fish and Wildlife.

Evidence shall include copies of permit(s) issued, letter of resolution(s) by the responsible agency documenting compliance, or other evidence documenting compliance deemed acceptable by DSD/MMC.

**BIOLOGICAL RESOURCES (RESTORATION/ENHANCEMENT PLAN)**

Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the Assistant Deputy Director (ADD) environmental designee of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements: "Alvarado Creek Apartments"* is subject to Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in Addendum to EIR No.346289/SCH. No. 2013111017.

**Prior to Permit Issuance**

**A. Land Development Review (LDR) Plan Check**

1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to 0.283-acre of city wetlands with 0.599-acre of restoration, creation and enhancement have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the Habitat Restoration Plan prepared by (Blackhawk Environmental, Inc., June 2, 2022), the requirements of which are summarized below:

**B. Revegetation/Restoration Plan(s) and Specifications**

1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, etc. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).

3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
  - a. The RMC shall be responsible for the maintenance of the upland mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a weekly basis throughout the plant establishment period.
  - b. At the end of the 120-day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
  - c. MMC will provide approval in writing to begin the five-year long-term establishment/maintenance and monitoring program.
  - d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
  - e. The revegetation site shall not be fertilized.
  - f. The RIC is responsible for reseeding (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
  - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.
  - h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the five-year maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides.
4. If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.

C. Letters of Qualification Have Been Submitted to ADD

1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.

2. MMC will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.
4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

**Prior to Start of Construction**

**A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings**

1. Prior to beginning any work that requires monitoring:
  - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
  - b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
  - c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
2. Where Revegetation/Restoration Work Will Occur
  - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
  - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.
3. When Biological Monitoring Will Occur
  - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
4. PQB Shall Contact MMC to Request Modification
  - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the

MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

### During Construction

- A. PQB or QBM Present During Construction/Grading/Planting
  1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with project site and Alvarado Creek restoration grading activities which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.**
  2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSV). The CSV's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
  3. The PQB or QBM shall be responsible for maintaining and submitting the CSV at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
  4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
1. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats including all riparian habitat, as shown on the approved LCD.
2. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly.
3. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSV.
4. PQB shall verify in writing on the CSV's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities



shall occur only within the designated staging area located outside the area defined as biological sensitive area.

9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.

**B. Disturbance/Discovery Notification Process**

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that where not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

**C. Determination of Significance**

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

**Post Construction**

**A. Mitigation Monitoring and Reporting Period**

1. Five-Year Mitigation Establishment/Maintenance Period
  - a. The RMC shall be retained to complete maintenance monitoring activities throughout the five-year mitigation monitoring period.
  - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
  - c. Maintenance activities will include all items described in the LCD.
  - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC.
2. Five-Year Biological Monitoring
  - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.

- b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.
  - c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
  - d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.
  - e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/noninvasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.
  - f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth-year criteria and the irrigation has been terminated for a period of the last two years.
  - g. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.
- B. Submittal of Draft Monitoring Report
- 1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120-day period to determine mortality of individuals.
  - 2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review

maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.

3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
  4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
  5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
  6. MMC will provide written acceptance of the PQB and RE of the approved report.
- C. Final Monitoring Reports(s)
1. PQB shall prepare a Final Monitoring upon achievement of the fifth-year performance/success criteria and completion of the five-year maintenance period.
    - a. This report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years.
    - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
    - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

**BIOLOGICAL RESOURCES (COVENANT OF EASEMENT)**

Prior to the final acceptance by DSD/MMC of Final Monitoring Report provided at year five of the monitoring period (this report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years), a covenant of easement shall be provided over the wetland mitigation area to the satisfaction of DSD/MMC. The covenant of easement shall specifically prohibit activities in the wetland mitigation areas that will affect biological value, as follows: Alvarado Creek Habitat Mitigation and Monitoring Plan (Blackhawk Environmental, Inc., June 2, 2022).

**BIOLOGICAL RESOURCES HABITAT MANAGEMENT ENTITY)**

Prior to the final acceptance by DSD/MMC of Final Monitoring Report provided at year five of the monitoring period (this report may occur before the end of the fifth year if the revegetation meets

the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years),, the applicant shall provide documentation of an executed agreement with a qualified habitat management entity that provides for the implementation of the long-term management of the wetland and upland mitigation areas in perpetuity in accordance with the Alvarado Creek Habitat Mitigation and Monitoring Plan (Blackhawk Environmental, Inc., June 2, 2022) to the satisfaction of DSD/MMC.

#### **BIOLOGICAL RESOURCES (LONG-TERM MANAGEMENT PLAN/PAR)**

Prior to the final acceptance by DSD/MMC of Final Monitoring Report provided at year five of the monitoring period (this report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years), the applicant shall provide an endowment to adequately fund the estimated annual costs associated with the long-term management tasks identified in the Alvarado Creek Habitat Mitigation and Monitoring Plan (Blackhawk Environmental, Inc., June 2, 2022). These tasks consist of annual sensitive vegetation monitoring, sensitive species monitoring, exotic species control, public awareness, trespass monitoring and management, trash monitoring and management, and reporting and administration. The endowment amount shall be calculated via a Property Analysis Record (PAR) analysis completed by the qualified habitat management entity (such as the San Diego Foundation), to the satisfaction of the DSD/MMC.

#### **NOISE**

Prior to the certificate of occupancy issuance, the Owner Permittee shall demonstrate to the satisfaction of the City of San Diego Planning Department Manager that the following interior noise-reducing features are implemented.

- Air conditioning or mechanical ventilation
- Double-paned glass
- Solid core doors with weather stripping and seals
- Stucco or brick veneer exterior walls or wood siding with one-half inch thick fiberboard underlays
- Glass portions of windows/doors not to exceed 20 percent
- Window assemblies, doors, wall construction materials, and insulation shall have a lab tested STC rating of 30 or greater.

#### **TRANSPORTATION/CIRCULATION**

MM-T-1: The following nine VMT reduction mitigation measures shall be implemented by the proposed project prior to the issuance of the certificate of occupancy.

<b>VMT Reduction Mitigation Measures – Mobility Choices Opt-In</b>					
<b>#</b>	<b>VMT Reduction Measure</b>	<b>Description</b>	<b>Unit or Yes/No</b>	<b>Points /Unit</b>	<b>Notes</b>
<b>PEDESTRIAN MEASURES</b>					
Prior to first building permit, the project shall implement the following VMT Reduction Measures (1 – 7) which would achieve 9.8 reduction points required by the Mobility Choices Ordinance, satisfactory to the City Engineer.					



VMT Reduction Mitigation Measures – Mobility Choices Opt-In					
#	VMT Reduction Measure	Description	Unit or Yes/No	Points /Unit	Notes
1	Installing high-visibility crosswalk striping adjacent intersection (if not otherwise required)	The project will install high visibility crosswalks for the northbound, southbound and westbound approaches at the intersection of Mission Gorge Road/Mission Gorge Place	Full Intersection	1.13	
2	Installing high-visibility crosswalk striping adjacent intersection (if not otherwise required)	The project will install high visibility crosswalks at all four approaches at Mission Gorge Road/Twain Avenue intersection	Full Intersection	1.50	
3	Installing high-visibility crosswalk striping adjacent intersection (if not otherwise required)	The project will install high visibility crosswalks along the north, east and west approaches at Mission Gorge Road/Vandever Avenue intersection	Full Intersection	1.13	
4	Signal pedestrian countdown heads (if not otherwise required)	The project will modify the traffic signal to include pedestrian countdown signal heads at the intersection of Mission Gorge Road/Mission Gorge Place Intersection	Each Intersection	2.00	
5	Signal pedestrian countdown heads (if not otherwise required)	The project will modify the traffic signal to include pedestrian countdown signal heads at Mission Gorge Road/Twain Avenue intersection	Each Intersection	2.00	
6	Signal pedestrian countdown heads (if not otherwise required)	The project will modify the traffic signal to include pedestrian countdown signal heads at Mission Gorge Road/Vandever Avenue intersection	Each Intersection	2.00	
7	Widening sidewalk within the existing public right-of-way to Street Design Manual Standards	The project will construct 10-foot wide contiguous sidewalk along the project site frontage along Mission Gorge Road.	Each mile of widening	0.04	3 points per mile
BICYCLE SUPPORTIVE MEASURES					
Prior to first occupancy, the project shall implement the following VMT Reduction Measures (8 and 9) which would achieve 2.51 reduction points required by the Mobility Choices Ordinance, satisfactory to the City Engineer.					

VMT Reduction Mitigation Measures – Mobility Choices Opt-In					
#	VMT Reduction Measure	Description	Unit or Yes/No	Points /Unit	Notes
8	Providing onsite shared bicycle fleet	The project will provide on-site bike sharing (up to 4 bikes for tenant's short-term use on a reservation basis)	Yes	1.50	
9	Installing new bicycle infrastructure (Class I, II, IV) that is part of the City's planned bikeway network that closes or incrementally closes an existing gap between existing bikeways	The project will construct Class II bike lanes along the project frontage on Mission Gorge between Fairmount Avenue and Mission Gorge Place on both sides of street.	Each mile	1.01	3 points per mile
<b>TOTAL PROJECT VMT REDUCTION MEASURE POINTS</b>				<b>12.31</b>	
Source: Appendix T, City of San Diego Mobility Choices Regulations (Ordinance No. 21274, Dated Dec 9, 2020).					

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008684

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2483073  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2483075  
**ALVARADO CREEK APARTMENTS PROJECT NO. 671912 [MMRP]**  
PLANNING COMMISSION

This Site Development Permit No. 2483073 and Neighborhood Development Permit No. 2483075 is granted by the Planning Commission of the City of San Diego to PACIFIC WEST COMMUNITIES, INC., an Idaho Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 143.0110(b), Table 143-01A, and 143.0920. The 3.84-acre site is located at 5901, 5913, 5915 and 5927 Mission Gorge Road in the CC-3-9 Base Zone, within the following Overlay Zones (OZ): Community Plan Implementation OZ - Type A (CPIOZ-A), Environmentally Sensitive Lands (ESL) for Special Flood Hazard Areas and Potential Wetlands, Airport Influence Area – Review Area 2 for Montgomery Field, Airport Land Use Compatibility OZ for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Notification Area for Montgomery Field, Parking Standards Transit Priority Area OZ, Transit Area OZ, and Transit Priority Area OZ within the Navajo Community Plan area. The project site is legally described as: Portions of Lots 1 and 2, in Block 46 of Amended Map No. 1 of Grantville and Out Lots, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 776, Filed in the Office of the County Recorder of Said County, February 16, 1894; and Lot 1 in Block 51 of Amended Map No. 1 of Grantville and Out Lots, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 776, Filed in the Office of the County Recorder of Said County, February 16, 1894;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of existing structures and on-site improvements, the construction of a six-story building consisting of a five-story residential apartment building for 227 dwelling units over a ground floor podium level, associated site improvements, and the vacation of existing public utility easements, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 8, 2022, on file in the Development Services Department.

The project shall include:

- a. The demolition of existing structures and on-site improvements;

- b. The construction of a six-story building consisting of a five-story residential apartment building for 227 for-rent affordable dwelling units (including laundry rooms on levels two through six; a fitness room, lounge, courtyard and pool area on the second level) over a ground floor podium level which includes a parking garage, mail room, lobby/leasing office area, pool equipment room, utility rooms, and storage areas, for a total building area of 275,975 gross square feet and an overall building height of 80-feet-five-inches above ground level;
- c. Approval of the following deviations from the land development code regulations:
  - i. The Mixed-Use or Multi-Use requirement, where residential development is permitted only when a commercial structure exists on the premises or is a part of the proposed development, per SDMC Section 131.0540(b).
  - ii. The ground floor restrictions in the CC-3-9 base zone, where residential use and residential parking, are prohibited on the ground floor in the front 30 feet of the lot, per SDMC Section 131.0540(c)(1).
  - iii. The requirement for Private Exterior Open Space, where at least 50-square-feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of four-feet, per SDMC Section 131.0455(d).
  - iv. The requirement for a 45-foot length of full-height curb between driveways serving the same premises, per SDMC Section 142.0560(j)(6)
  - v. The Supplemental Development Regulations for Parking within the Grantville CPIOZ-Type A Overlay Zone, SDR 27 in the Grantville CPIOZ section of the Navajo Community Plan. Where a minimum of one garage entrance or parking facility shall be accessed from the alley when available. If alley access is not available, garage entries shall be recessed from sidewalk and parking shall be screened.
  - vi. The Supplemental Development Regulations for Parking within the Grantville CPIOZ-Type A Overlay Zone, SDR 28 in the Grantville CPIOZ section of the Navajo Community Plan. Where parking shall be located underground or to the rear or side of the building. Parking shall be provided at-grade only if wrapped with building on public street, private street, and privates drive frontages. Underground or structured parking shall not be counted as part of the building floor area ratio.
  - vii. Wetland regulations of the City Biology Guidelines and the Environmentally Sensitive Lands Regulations where deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one of three options: 1) Essential Public Projects Option, 2) Economic Viability Option and 3) Biologically Superior Option.
- d. A ten-foot-wide community trail adjacent to the on-site portion of Alvarado Creek;



- e. A covenant of easement (COE) for Environmentally Sensitive Lands (ESL) within the on-site portion of Alvarado Creek;
- f. The vacation of Public Service Utilities Easements for Sewer and Public Utilities (Drainage);
- g. A proposed 20-foot-wide service access road;
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Off-street parking; and
- j. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 23, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

10. The privately owned and publicly accessible trail, identified on Exhibit "A" on file with the Development Services Department, shall be constructed, maintained and repaired in perpetuity by the Owner/Permittee (or entity approved by the Development Services Department, including but not limited to, a subsequently formed HOA) to meet the requirements of the applicable Building Code, and applicable State and Federal access laws and regulations.

11. Prior to Certificate of Occupancy the Owner/Permittee shall provide a recorded Recreation Easement over the owned and privately maintained trail identified on Exhibit "A" on file with the Development Services Department, to the satisfaction of the City Engineer.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to issuance of any building permit, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written agreement (Agreement) with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the

Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide 23 affordable units with rents of no more than 30 percent of 60 percent of area median income (AMI) for no fewer than 55 years.

### **AIRPORT REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

14. Prior to the issuance of the Certificate of Occupancy, the Owner/Permittee shall secure all trash/storage containers to detour birds from flocking in the Montgomery Gibbs Executive Airport (MYF) Traffic Pattern Zone (TPZ).

15. Prior to the issuance of any building permits (for occupiable structures), the Owner/Permittee shall provide a draft copy of the fair disclosure notification to residents of the location of the airport, the traffic patterns of the airport, and the potential impact of single event noise and safety in the MYF TPZ.

### **CLIMATE ACTION PLAN REQUIREMENTS:**

16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

### **ENGINEERING REQUIREMENTS:**

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the private pavement, walkways, landscape/planters, irrigation, fence, rolling gate, and driveway in the City's Storm Drain Easement, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an EMRA for the private pavement, landscape and irrigation in the Mission Gorge Road Right-of-Way and the newly dedicated area, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of 15-foot-wide access road as shown on the Exhibit A.

20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the portions of the existing Public Storm Drain system and the construction of a new Public Storm Drain system per current City Standards, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City of San Diego a 15-foot-wide storm drain easement, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing southerly driveway with a current City Standard 20-foot-wide driveway, and the existing northerly driveway with a current City Standard 30-foot-wide confined driveway, adjacent to the site on Mission Gorge Road, satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the non-utilized portions of existing driveways with current City Standard curb & gutter and sidewalk, adjacent to the site on Mission Gorge Road, satisfactory to the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the damaged portions of existing curb with current city standard curb and gutter, adjacent to the site on Mission Gorge Road, satisfactory to the City Engineer.
25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged sidewalk panels per current City Standards, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Mission Gorge Road, satisfactory to the City Engineer.
26. The Owner/Permittee shall remove the existing wall and bollards from the Mission Gorge Road right of way, concurrently with the construction of public improvements required as a condition of this development, satisfactory to the City Engineer.
27. The Owner/Permittee must obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) prior to issuance of any grading, engineering, or building permits. Additionally, no certificates of occupancy will be granted, or bonds released for the development associated with this project until a LOMR is obtained by FEMA. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
28. The engineering analysis shows the development will alter the floodplain boundaries of the Special Flood Hazard Area (SFHA). No certificates of occupancy will be granted, or bonds released for development associated with this project until a Letter of Map Revision (LOMR) is obtained from FEMA. The LOMR is issued based upon as-built site conditions, therefore, the applicant must allow time to complete this process. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
29. Fill placed in the SFHA for the purpose of creating a building pad must be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

30. The Owner/Permittee shall denote on the final FEMA map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.
31. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
32. The drainage system proposed for this development is subject to approval by the City Engineer.
33. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.
34. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
35. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
36. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
37. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
38. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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



40. The mitigation measures specified in the MMRP and outlined in Addendum No. 671912 to the Grantville Focused Plan Amendment Final Programmatic Environmental Impact Report (FPA PEIR), Project NO. 346289/SCH NO. 2013111017, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

41. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 671912 to the Grantville Focused Plan Amendment Final Programmatic Environmental Impact Report (FPA PEIR), Project NO. 346289/SCH NO. 2013111017, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Transportation/Circulation
- Noise

**GEOLOGY REQUIREMENTS:**

42. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

43. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**LANDSCAPE REQUIREMENTS:**

44. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

45. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

46. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

47. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

48. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

49. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**TRANSPORTATION REQUIREMENTS:**

50. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

51. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 9 feet for public right-of-way purposes along the project's Mission Gorge Road frontage and assure by permit and bond the construction of a 15-foot parkway with a contiguous 10-foot wide sidewalk and 5-foot wide landscaping, satisfactory to the City Engineer. All improvements shall be complete prior to first occupancy.

52. The Owner/Permittee will assure by permit and bond to provide the following Vehicle Miles Traveled (VMT) reduction measures, satisfactory to the City Engineer (when applicable):

- a. Install high visibility crosswalks for the northbound, southbound and westbound approaches at the intersection of Mission Gorge Road / Mission Gorge Place

- b. Modify the traffic signal to include pedestrian countdown signal heads at the intersection of Mission Gorge Road / Mission Gorge Place
- c. Install high visibility crosswalks at all four approaches at the intersection of Mission Gorge Road / Twain Avenue
- d. Modify the traffic signal to include pedestrian countdown signal heads at the intersection of Mission Gorge Road / Twain Avenue
- e. Install high visibility crosswalks across the southbound, westbound, and eastbound approaches at the intersection of Mission Gorge Road / Vandever Avenue
- f. Modify the traffic signal to include pedestrian countdown signal heads at the intersection of Mission Gorge Road / Vandever Avenue
- g. Provide an on-site bike sharing fleet (up to 4 bicycles for tenant's short-term use on a reservation basis
- h. Install Class II bicycle lanes on Mission Gorge Road between Fairmount Avenue and Mission Gorge Road on both sides of the street.

All improvements shall be completed and operational prior to first occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

53. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

54. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

55. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Environmentally Sensitive Lands in the form of Special Flood Hazard Areas and Potential Wetlands, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

56. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

57. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

58. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

59. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

60. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

61. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

62. Prior to the issuance of any grading or building permits, the developer shall assure, by permit, bond and As-built completion of the abandonment of the existing public 30-inch sewer main and vacation of the existing sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Director of Public Utilities and the City Engineer.

63. Prior to the issuance of any building construction permits, the Owner/Permittee is required to develop, and record 35-feet of contiguous public sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and City Engineer.

64. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of a new 30-inch public sewer main within dedicated sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

65. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the design and construction of a 16-inch inline valve on the existing 16-inch diameter water

main within Mission Gorge Road right-of-way as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

66. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

68. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

69. During the first submittal of the ministerial review, the Owner/Permittee shall submit a final sewer study for relocation of the 30-inch trunk sewer, satisfactory to the Director of Public Utilities and in accordance with the City of San Diego's current Sewer Design Guide, to show that the relocated public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

**WASTE MANAGEMENT PLAN REQUIREMENTS:**

70. The Owner/Permittee shall comply with the Waste Management Plan dated February 2021 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on September 8, 2022, and Resolution Number \_\_\_\_\_.



## ATTACHMENT 8

Site Development Permit No. 2483073,  
Neighborhood Development Permit No. 2483075  
Date of Approval: September 8, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Martin Mendez  
Development Project Manager

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

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

**Pacific West Communities, Inc.**  
Owner/Permittee

By \_\_\_\_\_  
Caleb Roope  
President and Chief Executive Officer

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

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PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

SITE DEVELOPMENT PERMIT NO. 2483073

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2483075

**ALVARADO CREEK APARTMENTS**

**PROJECT NO. 671912 [MMRP]**

WHEREAS, PACIFIC WEST COMMUNITIES, INC., an Idaho Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish existing structures and on-site improvements, the construction of a six-story residential apartment building for 227 dwelling units, and associated site improvements, and the vacation of existing public utility easements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2483073 and No. 2483075, on portions of a 3.84-acre site;

WHEREAS, the project site is located at 5901, 5913, 5915 and 5927 Mission Gorge Road in the CC-3-9 Base Zone, within the following Overlay Zones (OZ): Community Plan Implementation OZ - Type A (CPIOZ-A), Environmentally Sensitive Lands (ESL) for Special Flood Hazard Areas and Potential Wetlands, Airport Influence Area – Review Area 2 for Montgomery Field, Airport Land Use Compatibility OZ for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Notification Area for Montgomery Field, Parking Standards Transit Priority Area OZ, Transit Area OZ, and Transit Priority Area OZ within the Navajo Community Plan area;

WHEREAS, the project site is legally described as: Portions of Lots 1 and 2, in Block 46 of Amended Map No. 1 of Grantville and Out Lots, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 776, Filed in the Office of the County Recorder of Said County, February 16, 1894; and Lot 1 in Block 51 of Amended Map No. 1 of Grantville and Out Lots, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 776, Filed in the Office of the County Recorder of Said County, February 16, 1894;

WHEREAS, on September 8, 2022, the Planning Commission of the City of San Diego considered Site Development Permit (SDP) No. 2483073 and Neighborhood Development Permit (NDP) No. 2483075 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to SDP No. 2483073 and NDP No. 2483075:

**A. SITE DEVELOPMENT PERMIT – SDMC Section 126.0505**

**1. Findings for all Site Development Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The Alvarado Creek Apartments (project) site consists of three contiguous lots located at 5901, 5913, 5915 and 5927 Mission Gorge Road, on the southeast side of Mission Gorge Road, South of Mission Gorge Place, north of Interstate 8 (I-8) and the Grantville Trolley Station. The 3.84-acre site is located in the CC-3-9 Base Zone, within the following Overlay Zones (OZ): Community Plan Implementation OZ - Type A (CPIOZ-A), Environmentally Sensitive Lands (ESL) for Special Flood Hazard Areas and Potential Wetlands, Airport Influence Area – Review Area 2 for Montgomery Field, Airport Land Use Compatibility OZ for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Notification Area for Montgomery Field, Parking Standards Transit Priority Area OZ, Transit Area OZ, and Transit Priority Area OZ within the Navajo Community Plan area. Additionally, the site is located within the Grantville CPIOZ-A overlay and designated as Urban Village land use within the Navajo Community Plan and designated as Multiple Use land use within the City of San Diego's General Plan (General Plan).

The project proposes the demolition of existing structures and on-site improvements for the redevelopment of the project site to include the construction of a six-story residential apartment building for 227 for-rent affordable dwelling units for a total 275,975 square feet (SF) of building area and an overall building height of 80-feet-five-inches above ground level. The project proposes the construction of a 100-percent affordable (for-rent) multi-family housing development with 227 dwelling units consisting of 54 studios (419 SF), 54 one-bedroom units (534 SF – 573 SF), 59 two-bedroom units (716 SF), and 60 three-bedroom units (988 SF – 1,053 SF). The affordable housing units will include 10-percent (23 units) of the units provided at 30-percent area median income (AMI) for no fewer than 55 years, 10-percent at 50-percent AMI, 50-percent at 60-percent AMI, and the balance of the units at 80-percent AMI.

The Navajo Community Plan Urban Village land use designation allows for multi-family residential density ranging from 44 dwelling-units per acre (DUs/AC) up to 109 DUs/AC, resulting in a maximum allowed density of 419 DUs for the project site. The project proposes 227 DUs with a density of 59 DUs/AC, therefore, the project is in conformance with the maximum density regulations of the CC-3-9 Base Zone and within the density range for the Urban Village land use designation within the Navajo Community Plan.

The building is designed in a contemporary style of architecture with storefront glazing, metal screening panels for the parking garage, landscape screening, a landscaped parkway with outdoor seating plazas and varied building materials and architectural accents. In addition, the exterior façade of the building includes a variety of building materials such as sand finish stucco, smooth fiber cement panels, standing seam metal panels, concrete masonry units, perforated metal panels for fencing and metal canopies and energy efficient exterior glazing. The building lobby containing the management office, resident information center, and mailroom is accessible from the Mission Gorge Road frontage. The rear of the building includes an outdoor pool area with common space which would face the Alvarado Creek portion of the site. The building would be five stories of residential wood construction, over an at-grade parking garage (podium).

The project would include a community trail along the onsite portion of Alvarado Creek with direct pedestrian access from on-site common areas, associated public and private improvements, and the vacation of public service utilities easements for existing drainage and sewer easements. The project site is relatively flat with elevations ranging from 64-feet above mean sea level (AMSL) to 96-feet ASML. A majority of the project site has been previously developed and consists of disturbed land with limited vegetation. The site previously had nine existing buildings and two accessory structures built between 1956 and 1970. A demolition permit was issued on October 19, 2020, for the demolition of the vertical portions of the seven buildings and two accessory structures, to include disconnecting related utilities and electricity to the project site. The buildings were demolished to address public health, safety, and welfare concerns related to illegal trespass by individuals using the vacant buildings for purposes of concern by local residents and community leaders. The current site has remnants of the buildings that were demolished, to include concrete slabs and foundations. Demolition of the concrete slabs and foundations were excluded from the demolition permits to avoid disturbance of the existing ground and subsurface areas. The remaining two buildings will be demolished as a part of the future development of the project site.

The Grantville CPIOZ-A area (Grantville CPIOZ) of the Navajo Community Plan area is envisioned to include more transit-oriented developments, multi-modal connectivity, workforce housing, local neighborhood retail, as well as new commercial and employment opportunities. Additionally, the Supplemental Development Regulations of the Grantville CPIOZ design standards envision

development to include improvements to pedestrian and bicycle infrastructure, connectivity to transit routes and the Grantville Trolley Station, and community access to Alvarado Creek and the San Diego River. The purpose of the Grantville CPIOZ design standards are to encourage appealing streetscapes, facades along public and private streets that create visual interest, activation of uses on the ground floor of buildings, diminish the overall mass of buildings and design building facades that are varied and articulated to provide visual interest to include offsetting planes and changes in wall texture, colors and architectural elements.

The project site is designated as Community Commercial (CC) zoning within the San Diego Municipal Code (SDMC). The purpose of the CC zones is to accommodate community-serving commercial service uses, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some of the CC zones may include residential development. Property within the CC zones will be primarily located along collector streets, major streets, and public transportation lines. The CC-3-9 Base Zone designation is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of one dwelling unit (DU) for each 400 square feet of lot area. The 3.84-acre site (167,270 square feet) would accommodate a maximum density of 418 DUs in accordance with the CC-3-9 base zone designation.

The project would be conditioned to make improvements along Mission Gorge Road to include a 15-foot parkway consisting of a 10-foot-wide sidewalk and a five-foot landscape area along the project frontage and will provide a five-foot sidewalk and a landscaped parkway on the southern side of the existing alley located adjacent to and on the north side of the project site. The sidewalk and landscaped parkway adjacent to the alley shall connect to a 10-foot-wide pedestrian trail that is proposed as part of the project and located adjacent to the on-site portion of Alvarado Creek. The project site would also include internal walkways connecting to the public right-of-way and the proposed pedestrian trail. The project would also include 103 bicycle storage spaces for residents and bicycle racks located around the perimeter of the project site adjacent to the frontages along Mission Gorge Road and the alley adjacent to the project site. Additionally, the project would provide way-finding signs to identify pedestrian and bicycle routes to and from the Grantville Trolley Station and the San Diego River.

The site is located within the Alvarado Creek 100-year flood plain and contains ESL for Special Flood Hazard Areas and Potential Wetlands. The project site currently is not located within or immediately adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA lands include portions of the San Diego River located approximately 0.35 miles west and northwest of the site and canyons south of the I-8, located approximately 0.36 miles south of the project site. The project would incorporate wetland restoration, creation and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development



areas. Additionally, the project would include consistency with the Climate Action Plan Checklist strategies. The preservation of ESL and the Climate Action Plan Strategies are consistent with the goals of the Conservation Element of the General Plan.

The General Plan Land Use Element encourages infill projects along transit corridors that enhance or maintain a “Main Street” Character utilizing site and building design, land use mix, varied housing opportunities and improvements to pedestrian and multi-modal connectivity. The project includes streetscape improvements, would provide affordable housing opportunities at several levels of affordability, provides connectivity to transit routes and the Grantville Trolley Station and building design that is varied and consistent with the Grantville CPIOZ design standards with the exception to the requested deviations. Additionally, the project is consistent with the Land Use Element, Mobility Element, Urban Design Element, and Conservation Element of the General Plan. The project would be consistent with the existing land use and base zone regulations of the site and consistent with the objectives of the Navajo Community Plan and supplemental development regulations of the Grantville CPIOZ-A with the exception to the requested deviations. Therefore, for the reasons identified, the proposed development will not adversely affect the applicable land use plan.

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

The project is described in SDP finding A.1.a, incorporated by reference herein. The project site is located within Reach 2 of the Grantville Trolley Station/Alvarado Creek Revitalization Study, which requires the relocation and construction of the Alvarado Creek channel, creek trails and habitat restoration/creation. Implementation of the onsite portion of the Alvarado Creek improvements outlined in the Revitalization Study will require additional final engineering and environmental design, and coordination with upstream and downstream property owners, and will be implemented following construction of the project. The project would be consistent with the San Diego River Park Master Plan recommendations because it would improve creek flow in the on-site portion of Alvarado Creek through additional cut on the south (non-project) side of Alvarado Creek; create, restore, or enhance wetland habitat and native habitats within the on-site portion of Alvarado Creek; provide a community trail along the on-site portion of Alvarado Creek; and improve community access to and engagement with the creek. The project would be consistent with the SANDAG Regional Comprehensive Plan because the project would provide a high-density, transit-oriented, 100% affordable housing located adjacent to the Grantville Trolley Station.

As previously mentioned, the project site is located within the Airport Influence Area (Review Area 2), Airport Land Use Compatibility Overlay Zone and FAA Part 77 Notification Area for Montgomery Field. Montgomery Field Airport is located approximately 2.3 miles northwest of the project site. Additionally, the project would be conditioned to secure all trash/storage containers to detour birds from flocking in

the Montgomery Field Traffic Pattern Zone; provide a fair disclosure notification to residents of the location of the airport, the traffic patterns of the airport and the potential impacts of single event noise and safety in the Montgomery Field Traffic Pattern Zone; and provide conformance to the requirements of the FAA Part 77 Notification Area. The project, would be approximately 80-feet-five-inches tall, would comply with the FAA's maximum height restriction of 200 feet for structures located within the Part 77 Notification Area. The project site is located outside of the designated safety zones, airport overflight notification areas, and the Montgomery Field 60 dBA Community Noise Equivalent Level (CNEL) noise contour.

The project site is not located within a designated Very High Fire Hazard Severity Zone, per the CAL FIRE's Very High Fire Hazard Severity Zone Map (CAL FIRE 2020). The project would be designed in accordance with the Land Development Code (LDC) Landscape Standards and in compliance with the California Fire Code (CFC) and California Building Code (CBC). Therefore, the project would not expose people to substantial risk associated with wildfires.

Phase I Environmental Site Assessment (ESA) was completed for the project and the ESA did not any identify any current recognized environmental conditions within the project site. The ESA did identify historic conditions for the site including a leaking underground storage tank (LUST) from 1989 and chlorinated pesticide release from 1988. Contaminated soil associated with the LUST was excavated and removed and that case was closed by the San Diego County Department of Environmental Health. Remediation of the chlorinated pesticide release was overseen by the Regional Water Quality Control Board and no further action is needed because the release area was located within the planned open space portion of the project. The ESA did not identify any soil or groundwater contamination on the project site. project construction may require the use of small amounts of common solvents and petroleum products, which are routinely used in building construction. However, these materials are not acutely hazardous and would be use in small quantities. Operation of the project would involve typical activities associated with residential housing. Therefore, the project would not result in hazardous emissions or handle acutely hazardous materials.

Addendum No. 671912, to the previously certified Grantville Focused Plan Amendment Final Programmatic Environmental Impact Report, project No. 346289; SCH No. 2013111017, (hereinafter referred to as the FPA PEIR) analyzed in detail the environmental issues included in the previous FPA PEIR as well as the project-specific environmental analysis pursuant to California Environmental Quality Act (CEQA) Guidelines. The analysis in the addendum evaluated the adequacy of the FPA PEIR relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental document. Further, there is no new information in the record or otherwise available information indicating that there are substantial changes in circumstances that would require major changes to the FPA PEIR, pursuant to Section 15162 and 15164 of the State CEQA Guidelines. The FPA PEIR identified significant and unavoidable impacts related to land use

(noise compatibility), air quality, noise (operational), and transportation/circulation, as these issue areas would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the FPA PEIR would result in significant and unavoidable cumulative impacts to land use (related to noise), transportation/circulation, air quality and odor, and noise impacts. The FPA PEIR identified significant direct impacts that would be substantially lessened or avoided with subsequent projects' implementation of the mitigation framework included in the Final PEIR, including impacts related to noise (construction), biological resources, hydrology/water quality, historical resources (built environment and archaeological), geologic conditions, health and safety, and public utilities (solid waste).

The project would be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified FPA PEIR (No. 346289/SCH No. 2013111017), as applicable, and those identified with the project-specific subsequent technical studies. A project specific MMRP would be implemented with this project to mitigate potential impacts to Biological Resources, Noise and Transportation/Circulation to below a level of significance. Mitigation measures include the following: on-site habitat mitigation to include, creation of 0.183-acre, restoration of 0.217-acre, and enhancement of 0.199-acre riparian habitat; permits from the California Department of Fish and Wildlife, Regional Water Quality Board, and the U.S. Army Corps of Engineers; noise attenuating building assemblies; and vehicle miles traveled (VMT) reduction mitigation measures to include public right-of-way improvements adjacent to the project site and within the community, as outlined in the project specific MMRP.

The project permit would include specific requirements to ensure compliance with the regulations of the Land Development Code (LDC) that have been adopted to protect the public health, safety, and welfare. Permit requirements include submitting an updated geotechnical report that addresses the construction plans; install and dedicate a public easement for on-site portions of a public storm drain systems and connections; obtain an Encroachment Maintenance Removal Agreement (EMRA) for private pavement, walkways, landscape/planters, irrigation, fencing, rolling gate, and driveway in the City's Storm Drain Easement (crossing Alvarado Creek) and in the Mission Gorge Road Right-of-Way (ROW); assuring by permit and bond the design and construction of all required public water and sewer facilities; and installation of private back flow prevention devices.

The project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 2483073, Neighborhood Development Permit No. 2483075, and other regulations and guidelines pertaining to the subject property per the SDMC for the site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

**c. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The proposed project is described in SDP finding A.1.a, incorporated by reference herein. The project complies with the Land Development Code (LDC) floor area ratio, parking, landscaping requirements, and all other development standards except in seven instances. The following deviations are requested to allow for the development of the proposed project:

- i. A deviation to the Mixed-Use or Multi-Use requirement, where residential development is permitted only when a commercial structure exists on the premises or is a part of the proposed development, per SDMC Section 131.0540(b). Whereas the project does not include a commercial component to the development in the CC-3-9 zone.
- ii. A deviation to the ground floor restrictions in the CC-3-9 zone, where residential use and residential parking, are prohibited on the ground floor in the front 30 feet of the lot, per SDMC Section 131.0540(c)(1). Whereas, the project includes residential uses and residential parking within the front 30-feet of the lot.
- iii. A deviation to the requirement for Private Exterior Open Space, where at least 50-square-feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of four-feet, per SDMC Section 131.0455(d). Whereas, the project does not include the required Private Exterior Open Space abutting each dwelling unit and in lieu proposes common open space areas within the development.
- iv. A deviation to the requirement for a 45-foot length of full-height curb between driveways serving the same premises, per SDMC Section 142.0560(j)(6). Whereas, the project will include a driveway entrance for the parking garage which is located 33-feet from the driveway for the adjacent 30-foot wide private road.
- v. A deviation to the Supplemental Development Regulations (SDR) for Parking within the Grantville CPIOZ-Type A Overlay Zone, SDR 27 in the Grantville CPIOZ section of the Navajo Community Plan. Where a minimum of one garage entrance or parking facility shall be accessed from the alley when available. If alley access is not available, garage entries shall be recessed from sidewalk and parking shall be screened. Whereas, the garage entrance is being proposed directly from Mission Gorge Road.
- vi. A deviation to the SDR for Parking within the Grantville CPIOZ-Type A Overlay Zone, SDR 28 in the Grantville CPIOZ section of the Navajo Community Plan. Where parking shall be located underground or to the rear or side of the building. Parking shall be provided at-grade only if wrapped with building on

public street, private street, and private drive frontages. Underground or structured parking shall not be counted as part of the building floor area ratio. Whereas the project proposes at-grade parking within an enclosed parking garage.

- vii. Deviations from the wetland regulations of the City Biology Guidelines and the Environmentally Sensitive Lands Regulations where deviations from the wetland regulations shall not be granted unless the development qualifies to be processed as one of three options: 1) Essential Public Projects Option, 2) Economic Viability Option and 3) Biologically Superior Option. Whereas, the project proposes a Biologically Superior Option.

Each of the requested deviations have been reviewed as they relate to the proposed project and the impact to the surrounding neighborhood. The requested deviations are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, affordable housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Navajo Community Plan and the General Plan's Housing Element. Therefore, the proposed project would comply with the applicable regulations of the Land Development Code, including any allowable deviations.

**2. Supplemental Findings for Environmentally Sensitive Lands – SDMC Section 126.0505(b)**

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed project is described in SDP finding A.1.a, incorporated by reference herein. The project would redevelop a site consisting of three contiguous parcels that previously had automotive repair and sales uses, metal fabrication and a truck driving school. The project site includes portions of a parcel south of Alvarado Creek which were previously graded and contain outbuildings that are in disrepair and used for illegal dumping, storage of fill materials, and encampments by individuals struggling with homelessness. The project would include the demolition of existing buildings and accessory structures located on-site. A demolition permit was issued on October 19, 2020, for the demolition of the vertical portions of the seven buildings and two accessory structures, to include disconnecting related utilities and electricity to the project site. The buildings were demolished to address public health, safety, and welfare concerns related to illegal trespass by individuals using the vacant buildings for purposes of concern by local residents and community leaders. The current site has remnants of the buildings that were demolished, to include concrete slabs and foundations. Demolition of the concrete slabs and foundations were excluded from the demolition permits to avoid disturbance of the existing ground and subsurface areas. The remaining two buildings will be demolished as a part of the future development of the project site. A majority of the

project site, excluding Environmentally Sensitive Lands (ESL), are completely devoid of vegetation, consisting of hard-packed soil from previous grading and development. Currently the existing observed land uses include illegal dumping and encampments created on-site by homeless individuals.

The Biological Survey Report identified six vegetation communities/land cover types within the project site consisting of 6.05-acres of Urban/Developed Area, 1.87-acres of Disturbed Lands, 0.29-acre of Arundo-dominated Wetland, 0.26-acre of Non-native Riparian, 0.21-acre of Disturbed Wetland/Non-vegetated Channel, and 0.11-acre of Southern Riparian Woodland. Vegetated land is predominantly concentrated along Alvarado Creek.

As identified in SDP finding A.1.a, the project site is located within the Alvarado Creek 100-year flood plain and contains ESL for Special Flood Hazard Areas 'Zone AE' and Potential Wetlands. The project proposes to construct the residential structures such that the lowest finished floor elevation of the proposed structure is two feet or more above the Base Flood Elevation (BFE) (water surface elevation for a 100-year flood event) per Federal Emergency Management Agency (FEMA) requirements. The project site slopes down towards the center of the project site, where the site is bisected by Alvarado Creek. With the exception of the sloped areas the site is relatively flat with elevations ranging from 64-feet above mean sea level (AMSL) to 96-feet AMSL. The proposed building will be located on the portion of the site that is north of Alvarado Creek and surrounded by commercial and light industrial development. The location of the proposed building has been previously developed where the land is already disturbed and developed with pavement and structures.

The project site currently is not located within or immediately adjacent to the City's MHPA. The nearest MHPA lands include portions of the San Diego River located approximately 0.35 miles west and northwest of the site and canyons south of the I-8, located approximately 0.36 miles south of the project site. The project would incorporate wetland restoration, creation and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development areas. Additionally, the project would include consistency with the Climate Action Plan Checklist strategies. The preservation of ESL and the Climate Action Plan Strategies are consistent with the goals of the Conservation Element of the General Plan.

The proposed project has been designed to locate all components associated with the proposed building on-site in areas that are not classified as ESL. On-site ESL are associated with Alvarado Creek and include highly disturbed wetland vegetation and the Alvarado Creek floodway. The proposed development area is located north of the Alvarado Creek floodway. A very small area of highly disturbed ESL is impacted by the proposed Alvarado Creek channel slope. A Habitat Mitigation and Monitoring Plan has been prepared for the onsite portion of Alvarado Creek, within the context of the larger Alvarado Creek Revitalization Study and mitigates all impacts to onsite ESL. Wetland restoration, creation and enhancement as described in the project's Habitat Mitigation and Monitoring Plan would substantially increase on-site wetland



habitat value, foraging habitat and create suitable habitat for listed and sensitive species known to occur in riparian communities.

The Project would include impacts associated with the permanent footprint of the proposed housing development and associated facilities such as stormwater outflow headwalls, concrete creek crossings, installed erosion control, and sewer manholes and access roads with decomposed granite substrate. Permanent impact areas include 2.306-acres of Tier IV vegetation communities, including 2.27-acres of Urban/Developed Area and 0.036-acre of Disturbed Land; and 0.07-acre of City wetlands including 0.008-acre of Disturbed Wetland/Unvegetated Channel, 0.015-acre Non-native riparian and 0.047-acre Arundo Dominated Wetland. Construction of the proposed project will result in temporary habitat loss and short-term disturbances to 0.476-acre of habitat. Temporary impacts to habitat are associated construction buffers for construction of the new housing development, installation of new storm water facilities and sewer connections. Temporary impact areas include 0.263-acre of Tier IV vegetation communities, including 0.030-acre Urban/Developed Area and 0.233-acre of Disturbed Land, and 0.213-acre of City wetlands including 0.002-acre Disturbed Wetland/Un-vegetated Channel, and 0.137-acre non-native riparian, 0.060-acre Arundo Dominated Wetland, and 0.014-acre Southern Riparian Woodland.

The project would improve the existing aesthetic of the project site and the surrounding area by removing existing commercial buildings with low aesthetic value and construct a residential development designed in compliance with the current development standards of the LDC, General Plan Urban Design Element, and the design guidelines and supplemental development regulations of the Navajo Community Plan. The Navajo Community Plan does not identify any public viewsheds in the area that could be affected by the project but does acknowledge that scenic resources exist within the plan area. There are no existing public views of Alvarado Creek that could be affected by the project; rather, the project would provide new public views of the creek and improve its scenic value by providing a community trail along the on-site portion of the creek and views would be improved through wetland restoration, creation, and enhancement within and adjacent to the on-site portion of the creek.

The project would alter the bulk, scale and style of the area due to the nature of the residential development which will consist of five-stories of residential dwelling units over an at-grade podium level for parking. The surrounding area is developed with primarily one- and two-story commercial buildings. The Grantville Focused Planning Area (FPA) of the Navajo Community Plan envisions future development consistent with the bulk, scale, and design of the proposed project. Additionally, the Grantville FPA projected demand to existing public services, utilities and impacts to traffic consistent with the development of transit oriented residential developments.

Addendum No. 671912 to FPA PEIR No. 346289; SCH No. 2013111017, (hereinafter referred to as the FPA PEIR) analyzed in detail the environmental issues included in the previous FPA PEIR as well as the project-specific environmental

analysis pursuant to California Environmental Quality Act (CEQA) Guidelines. An MMRP would be implemented with this project, which would reduce some of the potential impacts to below a level of significance. Therefore, the project site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project site does not contain steep hillsides, is bisected by Alvarado Creek, and is not located within a high fire hazard area. The proposed project has been designed to elevate the development pad above the 100-year flood hazard water surface elevation of Alvarado Creek and the development pad is protected by a manufactured earthen channel slope. The project design, including the Habitat Restoration and Monitoring Plan has been developed to ensure that the water surface elevation does not increase on the project site or adversely affect upstream or downstream properties. The project proposes to construct all residential structures such that the lowest finished floor elevation of the proposed structure is two feet or more above the BFE per FEMA requirements. A majority of the land alterations will occur on the portion of the site that is on northern side of Alvarado Creek and which were previously developed. The project site slopes down towards the center of the project site, where the site is bisected by Alvarado Creek. With the exception of the sloped areas the site is relatively flat with elevations ranging from 64-feet AMSL to 96-feet AMSL.

The site-specific geotechnical investigation report prepared by Krazan & Associates, Inc., dated November 27, 2019, determined that the project site is not underlain by an active fault and is not located within a State of California Earthquake Fault Zone. The risk associated with fault rupture and ground shaking within the project site is considered low. The geotechnical investigation report concluded that adherence to seismic design codes (SDMC and California Building Code [CBC]) and implementation of design and construction recommendations included in the report would be sufficient to mitigate risk from seismic hazards. A site-specific storm water quality management plan (SWQMP) was prepared which documents that the project would be required to implement best management practices (BMPs) in accordance with the performance standards documented in the City's Storm Water Standards Manual.

Addendum No. 671912 to the previously certified Grantville FPA PEIR analyzed in detail the environmental issues included in the previous FPA PEIR as well as the project-specific environmental analysis pursuant to CEQA Guidelines. The analysis in the addendum evaluated the adequacy of the FPA PEIR relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental document. Further, there is no new information in the record or otherwise available information indicating that there are substantial changes in circumstances that would require major changes to the FPA PEIR,

pursuant to Section 15162 and 15164 of the State CEQA Guidelines. The FPA PEIR identified significant and unavoidable impacts related to land use (noise compatibility), air quality, noise (operational), and transportation/circulation, as these issue areas would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the FPA PEIR would result in significant and unavoidable cumulative impacts to land use (related to noise), transportation/circulation, air quality and odor, and noise impacts. The FPA PEIR identified significant direct impacts that would be substantially lessened or avoided with subsequent projects' implementation of the mitigation framework included in the Final PEIR, including impacts related to noise (construction), biological resources, hydrology/water quality, historical resources (built environment and archaeological), geologic conditions, health and safety, and public utilities (solid waste).

The project would be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified FPA PEIR (No. 346289/SCH No. 2013111017), as applicable, and those identified with the project-specific subsequent technical studies. A project specific MMRP would be implemented with this project to mitigate potential impacts to Biological Resources, Noise and Transportation/Circulation to below a level of significance. Mitigation measures include the following: on-site habitat mitigation to include, creation of 0.183-acre, restoration of 0.217-acre, and enhancement of 0.199-acre riparian habitat; permits from the California Department of Fish and Wildlife, Regional Water Quality Board, and the U.S. Army Corps of Engineers; noise attenuating building assemblies; and vehicle miles traveled (VMT) reduction mitigation measures to include public right-of-way improvements adjacent to the project site and within the community, as outlined in the project specific MMRP.

The project site is not located within a designated Very High Fire Hazard Severity Zone, per the CAL FIRE's Very High Fire Hazard Severity Zone Map (CAL FIRE 2020). The project would be designed in accordance with the Land Development Code (LDC) Landscape Standards and in compliance with the California Fire Code (CFC) and California Building Code (CBC). Therefore, the project would not expose people to substantial risk associated with wildfires. Therefore, the proposed development has been designed to minimize the alteration of natural landforms and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed project is described in SDP finding A.1.a, and the project site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to ESL as described in Supplemental Finding for ESL A.2.a, incorporated by reference herein. The site is located within the Alvarado Creek 100-year flood plain and contains ESL for Special Flood Hazard Areas and Potential Wetlands. To accommodate the construction of new structures within the Alvarado Creek floodplain, the project has been

conditioned to obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) prior to the issuance of any grading, engineering, or building permits. Additionally, no certificates of occupancy will be granted, or bonds released for the development associated with this project until a LOMR is obtained by FEMA.

The project site currently is not located within or immediately adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA lands include portions of the San Diego River located approximately 0.35 miles west and northwest of the site and canyons south of the I-8, located approximately 0.36 miles south of the project site. The project would incorporate wetland restoration, creation, and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development areas.

The proposed project will conform with the County MSCP (1998) and City of San Diego's MSCP Subarea Plan (1997). These Plans have been designed to compensate for the cumulative regional loss and/or impacts to sensitive biological resources. By conforming to the MSCP, no cumulative impacts are anticipated by the proposed project. The project has been designed to avoid adverse impacts to adjacent ESL to the maximum extent feasible. The project specific Habitat Restoration and Monitoring Plan includes habitat restoration, enhancement, and creation within Alvarado Creek, and includes a buffer between the proposed development area and the restoration area. Adjacent areas of Alvarado Creek upstream and downstream of the project site will be restored in accordance with the Grantville Trolley Station/Alvarado Creek Revitalization Plan. The Grantville Trolley Station/Alvarado Creek Revitalization Study requires the relocation and construction of the Alvarado Creek channel, creek trails and habitat restoration/creation. Implementation of the onsite portion of the Alvarado Creek improvements outlined in the revitalization study will require additional final engineering and environmental design, and coordination with upstream and downstream property owners, and will be implemented following construction of the project. The proposed channel slope erosion protection discussed above is an interim measure until the ultimate Alvarado Creek channel improvements and habitat restoration are completed in the future.

The project would be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified FPA PEIR (No. 346289/SCH No. 2013111017), as applicable, and those identified with the project-specific subsequent technical studies. A project specific MMRP would be implemented with this project to mitigate potential impacts to Biological Resources, Noise and Transportation/Circulation to below a level of significance. Mitigation measures include the following: on-site habitat mitigation to include, creation of 0.183-acre, restoration of 0.217-acre, and enhancement of 0.199-acre riparian habitat; permits from the California Department of Fish and Wildlife, Regional Water Quality Board, and the U.S. Army Corps of Engineers; noise attenuating building assemblies; and vehicle miles traveled (VMT) reduction

mitigation measures to include public right-of-way improvements adjacent to the project site and within the community, as outlined in the project specific MMRP.

As identified in Addendum No. 671912 of the previously certified FPA PEIR the project would improve creek flow in the on-site portion of Alvarado Creek through additional cut on the south (non-project) side of Alvarado Creek; create, restore, or enhance wetland habitat and native habitats within the on-site portion of Alvarado Creek; provide a community trail along the on-site portion of Alvarado Creek; and improve community access to and engagement with the creek. Therefore, the proposed development has been sited and designed to reduce the impact to ESL to a less-than-significant level by restoring wildlife habitat and protecting water quality in Alvarado Creek.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The City's MSCP Subarea Plan provides Land Use Adjacency Guidelines to avoid or reduce significant indirect impacts to MHPAs from adjacent land uses. The Land Use Adjacency Guidelines include drainage, lighting, noise, barriers, and slope grading recommendations for adjacent development, as well as recommendations for avoiding or redirecting toxic chemicals (e.g., from landscape or agricultural fertilization) and prohibition of the planting of invasive species. The Grantville FPA specifies that mitigation would apply to projects that result in impacts that are considered significant under the City of San Diego's Biology Guidelines and the City's CEQA Significance Determination Thresholds. Mitigation measures of the FPA PEIR require all subsequent projects within Community Plan Implementation Overlay Zone (CPIOZ) Type B areas be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resource surveys be conducted in accordance with the City of San Diego Biology Guidelines. In conformance with the required mitigation measures a project specific biological survey report prepared by Blackhawk Environmental, Inc. dated January 26, 2021 (revised May 2, 2022).

The project site currently is not located within or immediately adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA lands include portions of the San Diego River located approximately 0.35 miles west and northwest of the site and canyons south of the I-8, located approximately 0.36 miles south of the project site. Significant direct, indirect, or cumulative impacts to listed, sensitive or MSCP-covered species are not anticipated. The project would incorporate wetland restoration, creation, and enhancement of the on-site portion of Alvarado Creek and would be conditioned to record a covenant of easement for the preservation of ESL that is outside of the allowable development areas.

The proposed project will conform with the County MSCP (1998) and City of San Diego's MSCP Subarea Plan (1997). These Plans have been designed to compensate for the cumulative regional loss and/or impacts to sensitive biological resources. By conforming to the MSCP, no cumulative impacts are anticipated by the proposed project. The project has been designed to avoid adverse impacts to

adjacent ESL to the maximum extent feasible. The project specific Habitat Restoration and Monitoring Plan includes habitat restoration, enhancement, and creation within Alvarado Creek, and includes a buffer between the proposed development area and the restoration area. Adjacent areas of Alvarado Creek upstream and downstream of the project site will be restored in accordance with the Grantville Trolley Station/Alvarado Creek Revitalization Plan. The Grantville Trolley Station/Alvarado Creek Revitalization Study requires the relocation and construction of the Alvarado Creek channel, creek trails and habitat restoration/creation. Implementation of the onsite portion of the Alvarado Creek improvements outlined in the revitalization study will require additional final engineering and environmental design, and coordination with upstream and downstream property owners, and will be implemented following construction of the project. The proposed channel slope erosion protection discussed above is an interim measure until the ultimate Alvarado Creek channel improvements and habitat restoration are completed in the future.

The project specific biological survey report did not identify vernal pools within the project study area. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

A site-specific Hydraulics Analysis Report, Hydromodification Management Analysis Report, and Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) with a Drainage Study were prepared by Rick Engineering consistent with the mitigation framework. The PDP SWQMP determined that development of the project would result in a 33-percent decrease in on-site impervious surfaces, which, along with hydromodification management features, would reduce existing on-site runoff rate and volume. The Drainage Study conducted hydrologic and hydraulic modeling and analysis in conformance with the City of San Diego Transportation and Storm Water Design Manual and Drainage Design Manual. A site-specific SWQMP was prepared by Rick Engineering, which documents that the project would be required to implement best management practices (BMPs) in accordance with the performance standards documented in the City's Storm Water Standards Manual.

The results of the Drainage Study modeling indicated that the project would retain the existing drainage pattern of the site and would not result in an increase in flow compared to existing conditions. In addition, post-project impervious surface area would be less than existing conditions, resulting in a decrease in peak flow rate. Therefore, this impact would be less-than-significant. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.



- f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project would be required to comply with the applicable mitigation measures outlined within the MMRP of the previously certified FPA PEIR, as applicable, and those identified with the project-specific subsequent technical studies. A project specific MMRP would be implemented with this project to mitigate potential impacts to Biological Resources, Noise and Transportation/Circulation to below a level of significance. Mitigation measures include the following: on-site habitat mitigation to include, creation of 0.183-acre, restoration of 0.217-acre, and enhancement of 0.199-acre riparian habitat; permits from the California Department of Fish and Wildlife, Regional Water Quality Board, and the U.S. Army Corps of Engineers; noise attenuating building assemblies; and vehicle miles traveled (VMT) reduction mitigation measures to include public right-of-way improvements adjacent to the project site and within the community, as outlined in the project specific MMRP.

As described in SDP Supplemental Finding A.2.c the project would improve the hydrology and wetland habitat of Alvarado Creek and will improve community access to and engagement with the creek. Additionally, the permit for the project includes various conditions and referenced exhibits relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 2483073 and Neighborhood Development Permit No. 2483075, and other regulations and guidelines pertaining to the subject property.

Consistent with the City's Biology Guidelines, the project would implement a long-term management plan (LTMP) for the Project's 0.599-acre onsite habitat mitigation site and would commence upon the five-year post-restoration acceptance. The purpose of this LTMP is to ensure that the conserved Mitigation Site is managed, monitored, and maintained in perpetuity to preserve biological and wetland functions and values along with any sensitive biological resource they support. Furthermore, the FPA PEIR identified significant direct impacts associated with the Grantville FPA that would be substantially lessened or avoided with subsequent projects' implementation of the mitigation framework included in the Final PEIR. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**3. Supplemental Findings for Environmentally Sensitive Lands Deviations – SDMC Section 126.0505(c)**

**a. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

The proposed project would impact approximately 0.254 acre of City wetland habitat. However, the proposed project proposes to create, restore, enhance, and ultimately conserve a total of 0.615 acre of wetlands of higher quality than those which currently exist on site, resulting in a net increase of approximately 0.362 acres of a biologically superior resource. The Project proposes to deviate from the wetland regulations of the City Biology Guidelines and the ESL Regulations by incorporating a Biologically Superior Option (BSO) through the creation of wetland buffers ranging from 21-feet to 49-feet in width. The proposed Project will incorporate native upland landscaping between the development and new community trail and proposed wetland areas. Landscaping would incorporate components of both coastal sage scrub and chaparral communities to form a more natural upland transitional zone above the wetland areas. Tributaries of the main San Diego River system have been irrevocably altered throughout portions of the watershed with concrete lining and channelization. Restoration of these areas would require substantial grading to restore natural function. Lastly, consistent with the City's Biology Guidelines, the project would implement a long-term management plan (LTMP) to guide the long-term management of the Project's 0.599-acre onsite habitat mitigation site and would commence upon the five-year post-restoration acceptance. The purpose of this LTMP is to ensure that the conserved Mitigation Site is managed, monitored, and maintained in perpetuity to preserve biological and wetlands functions and values along with any sensitive biological resource they support. Alternative options would include a "No Project Alternative" and a "Wetland Avoidance Alternative," both of which would not include the mitigation measures which would improve the wetland habitat. Implementation of the Biologically Superior Option includes mitigation measures that are appropriate and feasible for the project. Therefore, there are no feasible measures that can further minimize the potential adverse effects on ESL.

**b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

The wetlands proposed for impacts by the Project are comprised primarily of non-native riparian and Arundo-dominated wetland habitats. While the site has enhancement and restoration potential, the wetlands would be considered relatively low quality. Following construction of the Project, these areas are proposed for restoration with higher quality native wetlands. By implementing the proposed Project impacts, and the BSO deviation, the on-site restoration potential would be improved as the increased channel width provides the opportunity for an additional 0.186-acre of wetland habitat creation from disturbed upland habitats. In the absence of the project the wetland areas would continue to function with low ecological value. The current condition on the site is not conducive to water retention, and therefore water purification functions, or flood management

surrounding development has resulted in heavy channelization of the creek, including in upstream and downstream reaches. The constricted nature of the creek results in high velocity flow. Furthermore, portions of the creek have been lined with concrete, creating impervious surfaces.

The BSO for the proposed project includes the creation of a wetland buffer and implementation of proposed wetland creation, restoration and enhancement which will protect other functions and values of wetland areas including absorption and slowing of flood waters for flood and erosion control, sediment filtration, water purification, ground water recharge, and the need for upland transitional habitat, meeting the requirements of the City of San Diego Biology Guidelines (2018). In addition, engineered stormwater controls associated with Project development are expected to improve the quality of surface water runoff compared the urban runoff that currently enters the creek and lacks water pollution controls. Therefore, the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

**B. NEIGHBORHOOD DEVELOPMENT PERMIT – SDMC Section 126.0404**

**1. Findings for all Neighborhood Development Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

As described in SDP finding A.1.a, incorporated by reference herein, the proposed project will not adversely affect the applicable land use plan.

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

As described in SDP finding A.1.b, incorporated by reference herein, the proposed project will not be detrimental to the public health, safety, and welfare as it has been designed to meet or exceed all applicable city, county, and state public health, safety, and welfare code requirements

**c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

As described in SDP finding A.1.c, incorporated by reference herein, other than the requested deviations listed above the proposed project is in conformance with the applicable regulations and policy documents and consistent with the land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed project would comply with the applicable regulations of the Land Development Code, including any allowable deviations.

2. **Supplemental Findings for Environmentally Sensitive Lands – SDMC Section 126.0505(b)**

- a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

Reference SDP finding A.2.a, incorporated by reference herein.

- b. **The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

Reference SDP finding A.2.b, incorporated by reference herein.

- c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

Reference SDP finding A.2.c, incorporated by reference herein.

- d. **The proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.**

Reference SDP finding A.2.d, incorporated by reference herein.

- e. **The nature and extent of mitigation required as a condition of the permit is reasonably calculated to alleviate negative impacts created by the proposed development.**

Reference SDP finding A.2.f, incorporated by reference herein.

3. **Supplemental Findings SDMC Section 126.0404(c) – Environmentally Sensitive Lands Deviation**

- a. **There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

Reference SDP finding A.3.a, incorporated by reference herein.

- b. **The deviation requested is the minimum necessary to afford relief from special circumstances or conditions applicable to the land and not of the applicant's making.**

Reference SDP finding A.3.b, incorporated by reference herein.

**4. Supplemental Findings SDMC Section 126.0404(f) – Affordable Housing, In-Fill projects, or Sustainable Buildings Deviation**

**a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.**

The project is described in SDP finding A.1.a, incorporated by reference herein. The Navajo Community Plan designates the project site as Urban Village land use which allows multifamily residential density ranging from 44 dwelling-units per acre (DUs/AC) up to 109 DUs/AC, resulting in a maximum allowed density of 419 DUs for the project site. The project proposes 227 DUs with a density of 59 DUs/AC, therefore, the project is in conformance with the maximum density regulations of the CC-3-9 Base Zone and within the density range for the Navajo - Urban Village land use designation. The project proposes the construction of a 100-percent affordable (for-rent) multi-family housing development with 227 dwelling units consisting of 54 studios (419 SF), 54 one-bedroom units (534 SF – 573 SF), 59 two-bedroom units (716 SF), and 60 three-bedroom units (988 SF – 1,053 SF). The affordable housing units will include 10-percent (23 units) of the units provided at 30-percent area median income (AMI) for no fewer than 55 years, 10-percent at 50-percent AMI, 50-percent at 60-percent AMI, and the balance of the units at 80-percent AMI. The proposed infill development at the underutilized site contributes to the housing stock of affordable housing dwelling units that are diverse housing opportunities at a variety of income levels near community resources such as regional transit, healthcare services, shopping areas and employment centers. As such the proposed development would be provided in conformance with the goals and policies of the Housing Element of the General Plan, the Navajo Community Plan and the design guidelines of the Grantville CPIOZ.

Furthermore, the project would provide sustainable features consistent with the requirements of the City of San Diego Climate Action Plan (CAP) checklist and shall be in conformance with the mandatory measures of the California Green Building Standards Code (CGBSC). Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

**b. Any proposed deviations are appropriate for the proposed location.**

The project is described in SDP finding A.1.a, incorporated by reference herein. The project site is an infill development proposed on an underutilized site consisting of three contiguous lots located at 5901, 5913, 5915 and 5927 Mission Gorge Road, on the southeast side of Mission Gorge Road, South of Mission Gorge Place, north of Interstate 8 (I-8) and the Grantville Trolley Station. The project site is within the Navajo Community Plan area and the Grantville CPIOZ area. Surrounding development includes commercial and light industrial development to the west, north, east of the site, residential development currently under construction to the south and to the north of the project site and the Grantville Trolley Station to the south.

The project requests seven deviations described in SDP finding A.1.c, incorporated by reference herein. The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for qualifying project types while assuring that development achieves the purpose and intent of the applicable land use plan. Maximizing housing within this infill development site furthers General Plan and Navajo Community Plan goals and policies related to the provision of housing. The requested deviations are necessary due to site constraints, to maximize the density of affordable dwelling units, to maintain the architectural character of the project, and to comply with the requirements of the American with Disabilities Act, on an otherwise underutilized site. Other than the requested deviations the proposed project is in conformance with the applicable regulations and policy documents and consistent with the land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed deviations are appropriate for the project location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2483073 and Neighborhood Development Permit No. 2483075 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permits No. 2483073 and 2483075, a copy of which is attached hereto and made a part hereof.

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Martin R. Mendez  
Development project Manager  
Development Services

Adopted on: September 8, 2022

IO#: 24008684

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

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

A RESOLUTION VACATING A 20-FOOT-WIDE CITY OF SAN DIEGO  
SEWER AND PUBLIC UTILITIES EASEMENT WITHIN PORTIONS OF LOT  
2 IN BLOCK 46 OF MAP NO. 776, LOCATED AT 5901, 5913, 5915 and  
5927 MISSION GORGE ROAD, EASEMENT VACATION NO. 2483107,  
RELATED TO PROJECT NO. 671912, ALVARADO CREEK APARTMENTS

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the  
vacation of public easements by City staff designated by the City Manager; and

WHEREAS, PACIFIC WEST COMMUNITIES, INC., an Idaho Corporation, filed an application to  
vacate a 20-foot-wide City of San Diego, Sewer and Public Utilities Easement, with an approximate  
total area of 1.181-acres, WITHIN PORTIONS OF LOT 2, IN BLOCK 46 OF AMENDED MAP NO. 1 OF  
GRANTVILLE AND OUT LOTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF  
CALIFORNIA, ACCORDING TO MAP THEREOF NO. 776, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY, FEBRUARY 16, 1894, granted to the CITY OF SAN DIEGO PER DEED  
RECORDED SEPTEMBER 18, 1962, AS INSTRUMENT NO. 160879 OF OFFICIAL RECORDS, FOR PUBLIC  
SEWER, located at 5901, 5913, 5915 and 5927 Mission Gorge Road in the CC-3-9 Base Zone within  
the Navajo Community Plan area, Easement Vacation No. 2483107; and

WHEREAS, it is proposed that Easement Vacation No. 2483107 be vacated; and, NOW,  
THEREFORE,

BE IT RESOLVED, by the Development Services Department, that with respect to City of San  
Diego Sewer and Public Utilities Easement, with an approximate total area of 1.181-acres, located at  
5901, 5913, 5915 and 5927 Mission Gorge Road, WITHIN PORTIONS OF LOT 2, IN BLOCK 46 OF  
AMENDED MAP NO. 1 OF GRANTVILLE AND OUT LOTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN  
DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 776, FILED IN THE OFFICE OF THE



COUNTY RECORDER OF SAID COUNTY, FEBRUARY 16, 1894, granted to the CITY OF SAN DIEGO PER DEED RECORDED SEPTEMBER 18, 1962, AS INSTRUMENT NO. 160879 OF OFFICIAL RECORDS, FOR PUBLIC SEWER, Easement Vacation No. 2483107, the Development Services Department finds that:

**(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.**

The project proposes to vacate the existing City of San Diego Public Utilities and Sewer Easements located at 5901, 5913, 5915, and 5927 Mission Gorge Road, within the CC-3-9 base zone of the San Diego Municipal Code (SDMC) and the Grantville Community Plan Implementation Overlay Zone Type A of the Navajo Community Plan. The easements are located over a portion of Lot 2 in Block 46 of Map No. 776. The easements were granted to the City of San Diego per deed recorded September 18, 1962, as Instrument No. 160879 of Official Records, for public sewer. The easements were utilized for a 30-inch sewer pipeline and a storm drain pipeline, both of which will be realigned as a condition of the development of the Alvarado Creek Apartments (Project) Project No. 671912, Site Development Permit No. 2483073 and Neighborhood Development Permit No. 2483075. With the proposed relocation of the sewer pipeline and the storm drain pipeline, said easements are no longer needed. No portion of the easement vacation is within the public right-of-way and removing the approximate 7,890-square-foot encumbrance of will provide benefit to the underlying parcel. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated

**(b) The public will benefit from the action through improved utilization of the land made available by the vacation.**

The proposed easement vacations are described in finding (a) above, incorporated by reference herein. The public will benefit through the improved use of the land that is facilitated by the vacation. The Project will provide innumerable benefits for the public, including the provision of the 227 affordable dwelling units, on-site restoration, habitat creation and enhancement of wetland habitat associated with Alvarado Creek, and the redevelopment of an underutilized infill site along a transit line which is consistent with the goals and policies of the City of San Diego General Plan (General Plan) and the Navajo Community Plan. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

**(c) The vacation is consistent with any applicable land use plan.**

The proposed easement vacations are described in finding (a) above, incorporated by reference herein. The vacation is consistent with Addendum No. 671912 to the Grantville Focused Plan Amendment Final Programmatic Environmental Impact Report (FPA PEIR), Project No. 346289, SCH No. 2013111017. The Grantville FPA involved an amendment to the

Navajo Community Plan, a General Plan Amendment, update to the Navajo Public Facilities Financing Plan (PFFP), adoption of a Rezone Ordinance to implement the community plan, and amendment to the City's Land Development Code (LDC) Grantville Community Plan Implementation Overlay Zone. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168, the FPA PEIR examined the environmental impacts of the Grantville FPA. The FPA PEIR analyzed and acknowledged that future development under the FPA would have the potential to require alteration of water, sewer/wastewater facilities. Additionally, the FPA identified the benefits related to improvements of existing facilities related to the redevelopment of previously developed infill sites. The proposed storm drain relocation will involve the modernize of a portion of the existing storm drain system to include a new pipeline and an updated storm drain outfall. Additionally, the proposed project will require implementation of storm water source control and site design practices consistent with the City's Land Development Manual and the Storm Water Standards Manual. The Navajo Community Plan identified the need of substantial capital investment in the area to stimulate economic development to create a more attractive and pleasant environment. Grantville is envisioned to include more transit-supported residential, workforce housing, and local neighborhood retail, as well as new commercial and employment opportunities. The new development would also provide additional community benefits to the area including pedestrian and bicycle infrastructure, improvements to Alvarado Creek. The proposed easement vacations would support the improved utilization of the land made available by the vacation as identified in finding (b) above, incorporated by reference herein. Therefore, the easement vacations are consistent with the applicable land use plan.

**(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The proposed easement vacations are described in finding (a) above, incorporated by reference herein. The easements are public utility easements are for sewer and storm drain pipelines that will be relocated. Once the sewer and storm drain pipelines are relocated the purpose for which the easements were acquired will no longer exist. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will provide benefit to the underlying parcel as identified in finding (b) above, incorporated by reference herein. Therefore, the purpose for which the easements were originally acquired will not be detrimentally affected by the vacation and where the utility no, longer exists the purpose for those easements no longer exists.

BE IT FURTHER RESOLVED, that the Public Service Easements located within located at 5901, 5913, 5915 and 5927 Mission Gorge Road, in connection with Site Development Permit No. 2483073 and Neighborhood Development Permit No. 2483075, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 42546-B, marked as Exhibit "B," which

are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the conditions of this resolution.

BE IT FURTHER RESOLVED, that this easement vacation is conditioned upon completion of the realignment of the Storm Drain and Sewer Utilities and dedication of new Utility Easements. In the event that the realignments and dedications of new utility easements are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

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Martin R. Mendez  
Development Project Manager  
Development Services

Adopted on: September 8, 2022

IO#: 24008684

Exhibit A

Sewer and Drain Easements Vacation

All of those sewer and drain easements granted to the City of San Diego designated as Parcel 1 and Parcel 2 per document no. 160879, recorded September 18, 1962 of official records said sewer and drain easements are all lying within Lot 2 in Block 46 of Map No. 776, in the City of San Diego, County of San Diego, State of California.

Containing a total area of 7890 sq. ft. (0.181 AC), MORE OR LESS.

Attached hereto is drawing no. 42546-B labeled as Exhibit 'B', and by reference made a part hereof.



10-4-2021

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
Patrick A. McMichael L.S. 6187

P.T.S. NO.: 671912  
I.O. NO.: 24008684  
DWG. NO." 42546-B

**DRAFT**

EXHIBIT "B"

LEGEND

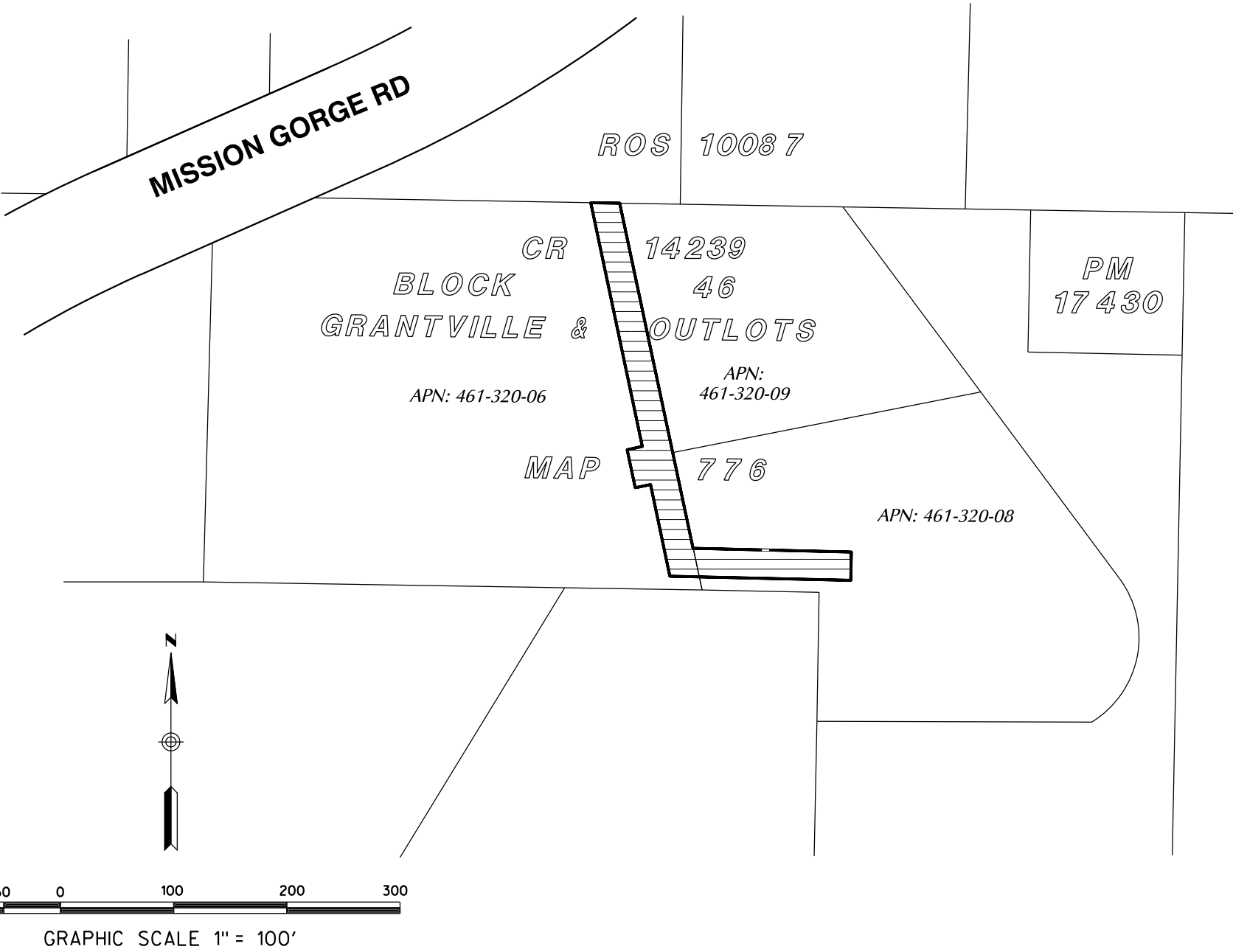
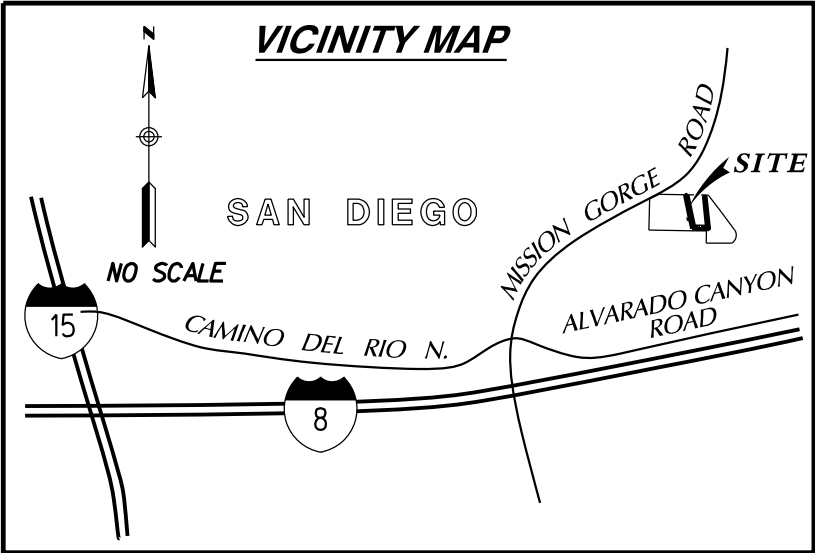
 SEWER AND DRAIN EASEMENTS  
GRANTED TO THE CITY OF SAN DIEGO  
PER DOCUMENT NO. 160879, RECORDED  
09-18-1962, O.R. VACATED HEREON  
AREA = 7890± SQ. FT. (1.181 AC.), MORE OR LESS.

REFERENCE DRAWINGS/DOCUMENTS

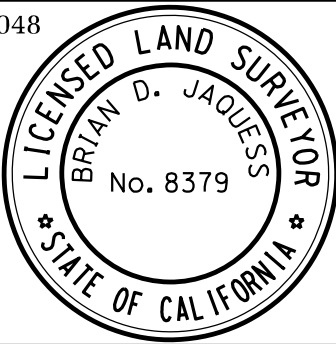
MAP 776, ROS 3926, CR 14239  
DOC. NO. 160879, REC. 9/18/2021"

ASSESSOR PARCEL NUMBERS

461-320-06 & 08



5620 FRIARS ROAD J. 19048  
SAN DIEGO, CA 92110  
619-291-0707  
(FAX) 619-291-4165



BRIAN D. JAQUESS, LS 8379      DATE

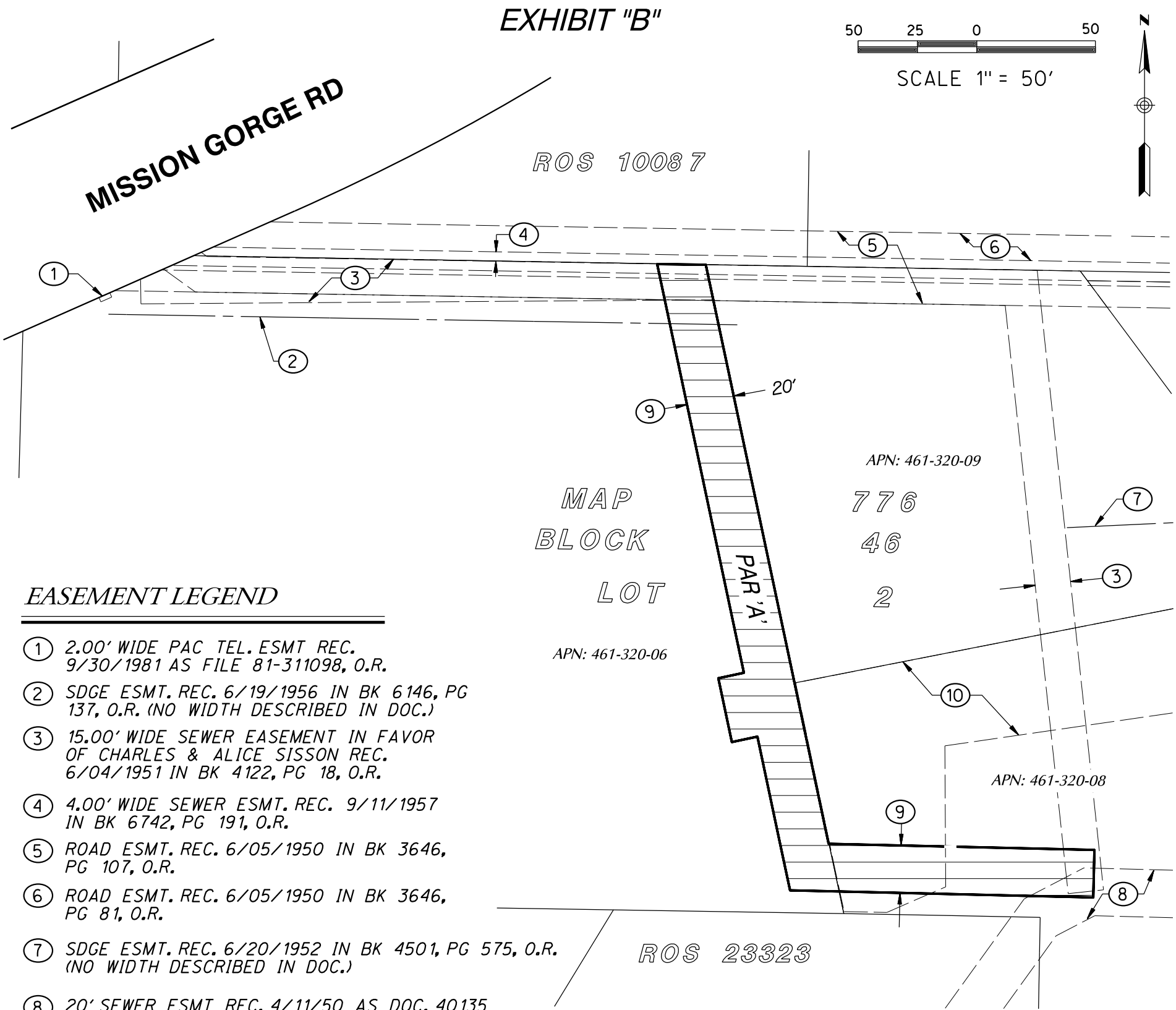
RESOLUTION No. \_\_\_\_\_  
RECORDED \_\_\_\_\_  
DOCUMENT No. \_\_\_\_\_  
RECORDED \_\_\_\_\_

**ABANDONMENT OF SEWER & DRAIN EASEMENT**  
WITHIN A PORTION OF LOT 2, BLOCK 8, MAP NO. 776

**DRAFT**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		PRJ	24008684
ORIGINAL	REC				SHEET 1 OF 2 SHEET		I.O.	671912
							1864 - 6299	
					FOR CITY LAND SURVEYOR      DATE		CCS 83 COORDINATES	
							224 - 1739	
							NAD 27 COORDINATES	
STATUS					42546 - 1 - B			B001

EXHIBIT "B"



EASEMENT LEGEND

- ① 2.00' WIDE PAC TEL. ESMT REC. 9/30/1981 AS FILE 81-311098, O.R.
- ② SDGE ESMT. REC. 6/19/1956 IN BK 6146, PG 137, O.R. (NO WIDTH DESCRIBED IN DOC.)
- ③ 15.00' WIDE SEWER EASEMENT IN FAVOR OF CHARLES & ALICE SISSON REC. 6/04/1951 IN BK 4122, PG 18, O.R.
- ④ 4.00' WIDE SEWER ESMT. REC. 9/11/1957 IN BK 6742, PG 191, O.R.
- ⑤ ROAD ESMT. REC. 6/05/1950 IN BK 3646, PG 107, O.R.
- ⑥ ROAD ESMT. REC. 6/05/1950 IN BK 3646, PG 81, O.R.
- ⑦ SDGE ESMT. REC. 6/20/1952 IN BK 4501, PG 575, O.R. (NO WIDTH DESCRIBED IN DOC.)
- ⑧ 20' SEWER ESMT REC. 4/11/50 AS DOC. 40135 IN BK 3575, PG 213, O.R.
- ⑨ SEWER EASEMENT TO CITY OF SAN DIEGO RECORDED 9/18/1962 AS INSTRUMENT NO. 160879, O.R.
- ⑩ FLOWAGE EASEMENT TO CITY OF SAN DIEGO RECORDED 10/2/1990 AS INSTRUMENT NO. 90-537872, O.R.



5620 FRIARS ROAD J. 19048  
SAN DIEGO, CA 92110  
619-291-0707  
(FAX) 619-291-4165

ABANDONMENT OF SEWER & DRAIN EASEMENT  
WITHIN A PORTION OF LOT 2, BLOCK 8, MAP NO. 776

**DRAFT**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 2 SHEET	PRJ	24008684
ORIGINAL	REC					I.O.	671912
					FOR CITY LAND SURVEYOR	1864 - 6299	
						CCS 83 COORDINATES	
						224 - 1739	
						NAD 27 COORDINATES	
STATUS					42546 - 2 - B		B002

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