



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 27, 2024 REPORT NO. HO-24-017

HEARING DATE: April 3, 2024

SUBJECT: EIGHTH & B TENTATIVE MAP WAIVER. Process Three Decision

PROJECT NUMBER: [1077833](#)

OWNER/APPLICANT: Bosa California, LLC

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of 389 residential condominiums and six (6) commercial condominiums ("Project") for a 40-story mixed-use development on a single parcel at 1169 Eighth Avenue in the Downtown Community Planning area (Council District 3)?

Staff Recommendation: **Approve** Tentative Map Waiver No. 3236412.

Community Planning Group Recommendation: On September 20, 2023, the Downtown Community Planning Council voted 15-0 to recommend approval of the Project (Attachment 7).

Environmental Review: On January 18, 2024, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility

Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. All environmental documents for the Downtown Community Plan area are available on the City of San Diego website (<https://www.sandiego.gov/ceqa/final>) and the Urban Division website (<https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>). This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA.

Fiscal Impact Statement: No fiscal impact; Project is privately owned and funded.

Code Enforcement Impact: None; no active code enforcement cases on the property.

Housing Impact Statement: The Project is increasing for-sale housing inventory in the DCP area by subdividing the residential development into 389 for-sale residential dwelling units. This Project is subject to the Inclusionary Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and has proposed compliance with payment of the Inclusionary In-Lieu Fee to the City of San Diego.

BACKGROUND

The Project site is approximately 37,096 square feet located at 1169 Eighth Avenue in the East Village neighborhood of the Downtown Community Plan (DCP) area ("Downtown") and within the Residential Emphasis land use district of the Centre City Planned District (CCPD-RE), Transit Priority Area Overlay, and Council District 3 (Attachment 2). The existing property is currently under construction with a building permit in review (PMT-3266652). The building permit is for the construction of a 40-story mixed-use development with a four-story podium and four-story below grading parking, wrapped retail spaces and residential lobby on the ground floor, and residential on the upper floors.

The Downtown Community Plan Land Use Designation for the Project site is Residential Emphasis (RE) which requires at least 80 percent of the gross floor area must be occupied by residential uses and non-residential uses may occupy no more than 20 percent of the gross floor area. The site is surrounded by similar RE land use properties to the north, east and south; and Core (CCPD-C) land use property to the west. The surrounding area is comprised of a mix of uses including high-rise residential apartments to the north, broadcasting and telecommunications to the east, hotel and restaurants to the south, and a high-rise office to the west (Attachment 3).

A subdivider may request a Tentative Map Waiver (TMW) to file a Final Map for the construction of a new condominium project on a single parcel that was previously mapped and monumented as provided by California Government Code Section 66428(b) and San Diego Municipal Code (SDMC) Section 125.0120.

The Project requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission pursuant to SDMC [Section 125.0122](#). Per [SDMC Section 125.0123](#), Findings for Map Waivers, the decision maker may approve a TMW if they find that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC Land Development Code.

DISCUSSION

Project Description

The Project requires a TMW, pursuant to SDMC Section [125.0120](#), to create 389 residential condominiums and six (6) commercial condominiums in a 40-story mixed-use development with a four-story podium and four-story below grading parking, wrapped retail spaces and residential lobby on the ground floor, and residential on the upper floors (currently in review) on a single parcel that was previously mapped and monumented in accordance with the Subdivision Map Act Section 66428(b). The subject Project site is within Parcel 1 and all development will be contained in one existing parcel (Attachment 4). Under a condominium plan, residential or commercial units are individually owned which provides a diverse range of housing opportunities within Downtown. This proposed mapping action is a subdivision only and does not propose any additional development beyond the scope of building permit No. PMT-3266652 for the mixed-use development or the public improvements and dedications approved under Right-of-Way Permit No. 2546218.

Community Plan Analysis

The Project is for the creation of 389 residential condominiums and six (6) commercial condominiums within the future 40-story mixed-use development. The Land Use and Housing Chapter of the DCP includes goals and policies that seek to target a residential buildout population of approximately 90,000 people of diverse incomes to create vitality, a market for a broad array of supporting stores and services, and opportunities for living close to jobs and transit. The Project is in an RE land use district which accommodates primarily residential development with ground floor commercial use. By providing residential condominiums within the RE land use district, it will provide homeownership rather than rental that further diversify the range of housing opportunities. Therefore, the Project is consistent with the following goals and policies of the DCP:

- 3.2-G-1 Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- 3.3-P-5 Encourage a diverse mix of housing opportunities within residential projects.

Within the Land Use and Housing Chapter is Affordable Housing. This Project is subject to the Inclusionary Housing Regulations per SDMC Section 142.1301. The intent of the Inclusionary Housing Regulation is to encourage diverse and balanced neighborhoods with housing available for households of all income levels. As indicated in San Diego Housing Commission (Attachment 5), the Owner/Permittee has indicated they will comply with the Inclusionary Housing Regulations by payment of the Inclusionary In-Lieu Fee to the City of San Diego. All funds collected are deposited into the Affordable Housing Fund. As a Condition of Approval, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations prior to issuance of any residential building permit associated with this Project. Therefore, the Project is consistent with DCP Goal 3.4-G-1 to continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.

The Neighborhoods and Districts Chapter of the DCP promotes identity for each neighborhood and sub-district of Downtown. Downtown is comprised of eight neighborhoods of which East Village is the neighborhood where the Project site is located. The DCP envisions East Village neighborhood as a thriving residential and mixed-use community with the highest residential intensities downtown. East Village is projected to contain 46,000 residents and 39,000 employees at full buildout. Within the East Village neighborhood are four sub-districts: Northwest, Northeast, Southeast, and Ballpark. The Project site is in the Northwest sub-district which is poised to begin its reincarnation as Downtown's residential core with residential towers and ground-level commercial uses. By providing a balance of commercial and residential uses, the Project is consistent with the following Policies:

- Policy 6.5-G-6 Develop Northwest as the most intensive residential area in concert with its central location, transit access, and available redevelopment sites.
- Policy 6.5-G-7 Establish a Neighborhood Center between 7th and 9th avenues as the activity focus for residents and with a cultural emphasis.

CONCLUSION

The Project's proposed condominiums will supply a diverse range of housing opportunities within an appropriate neighborhood and land use district. In addition, it will further meet the population goals for the neighborhood the Downtown area. Therefore, the Project advances the goals and policies of the DCP. Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC and the Subdivision Map Act. Staff has provided a draft resolution with findings (Attachment 5) and draft conditions (Attachment 6) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 3236412.

ALTERNATIVES

1. Approve TMW No. 3236412, with modifications.
2. Deny TMW No. 3236412, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Johnwilly Aglupos', with a long horizontal stroke extending to the right.

Johnwilly Aglupos
Development Project Manager, Urban Division
Development Services Department

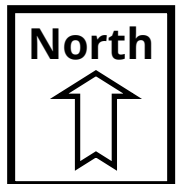
Attachments:

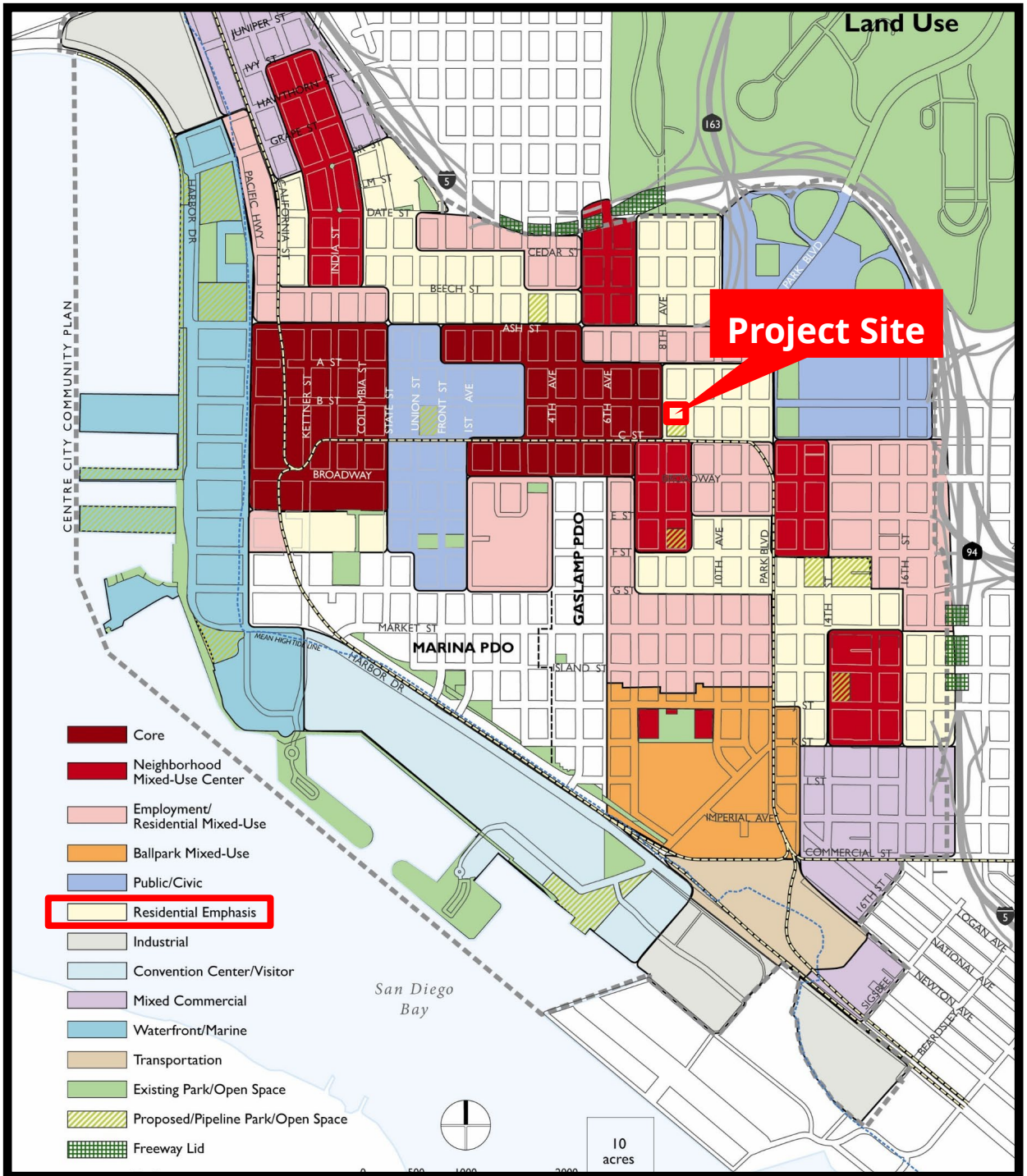
1. Project Location Map
2. Land Use Map
3. Aerial Photograph
4. Tentative Map Waiver Exhibit
5. Draft Resolution with Findings
6. Draft Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Consistency Evaluation



Project Location

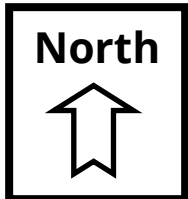
1169 Eighth Avenue
Project No. 1077833, Eighth & B TMW





Land Use Plan

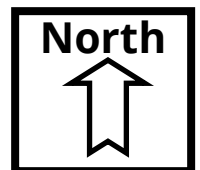
1169 Eighth Avenue
 Project No. 1077833, Eighth & B TMW





Aerial Photo

1169 Eighth Avenue
Project No. 1077833, Eighth & B TMW



TENTATIVE MAP WAIVER NO. _____

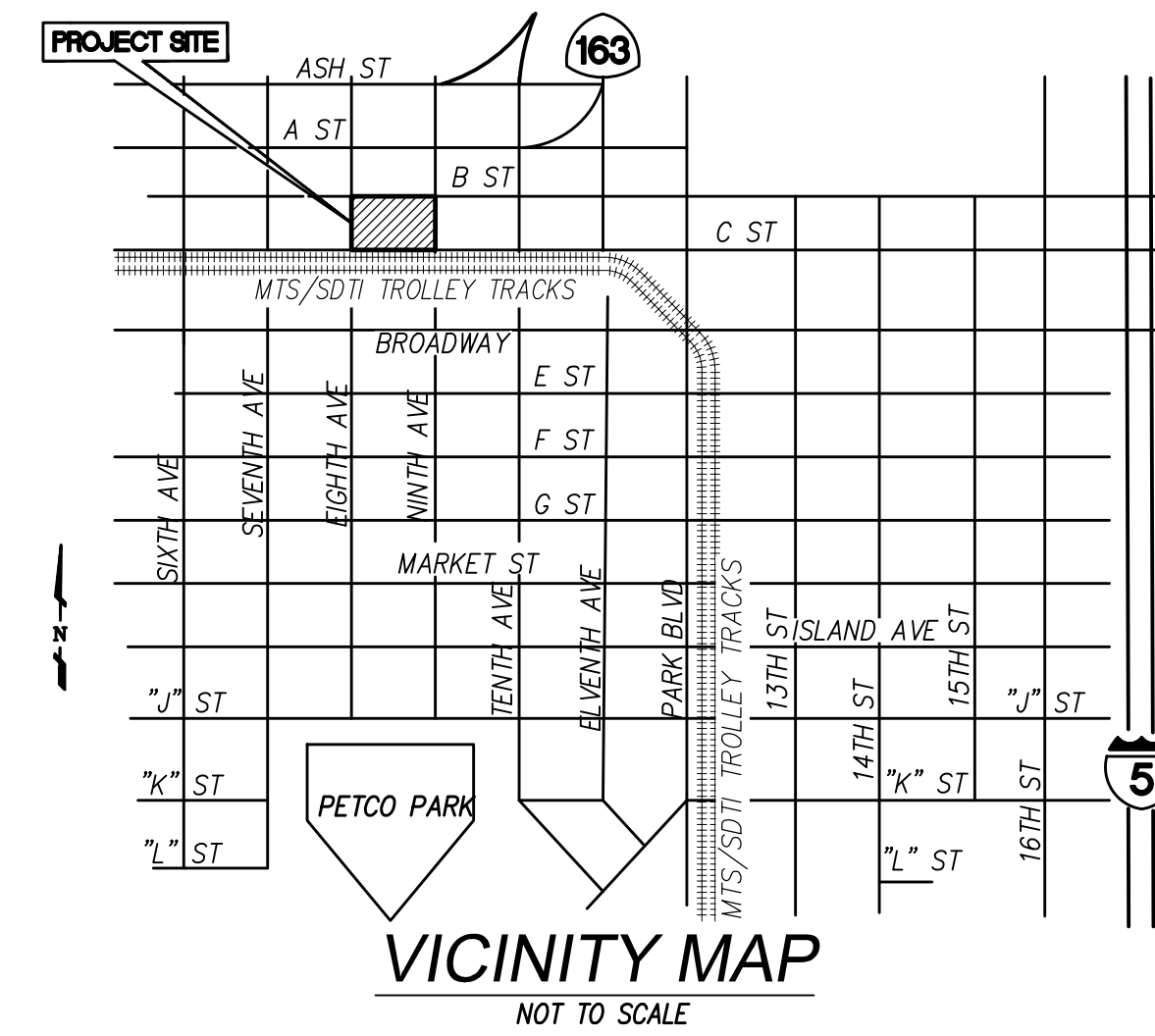
8TH AND B

NOTES

- THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THERE ARE PROPOSED 389 RESIDENTIAL UNITS AND 6 RETAIL/COMMERCIAL UNITS.
 - WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
CABLE T.V.: COX COMMUNICATIONS
- NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS AND PROVIDED BY UTILITY SPECIALISTS. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON EIGHTH AVENUE, B STREET AND NINTH AVENUE.
- GRADING:
 - CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOW.
 - GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
 - UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS WITH TIE-BACKS AND SOLDIER BEAMS.
 - DRAINAGE:
 - DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
 - DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUESTED.
 - ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
 - SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT.
 - BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
 - NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT MATURITY SHALL BE INSTALLED WITHIN THE DRIVEWAY VISIBILITY TRIANGLES.
 - ALL STREETScape AND LANDSCAPE IMPROVEMENTS SHALL BE PER CENTRE CITY STREETScape MANUAL AND PER A SEPARATE PERMIT. SEE APPROVED PTS-689742.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCC) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.
 - IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/ PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE IN VAULT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND CITY ENGINEER.
 - THIS IS A TENTATIVE MAP/FINAL MAP WAIVER.
 - THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDs SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
 - THE SUBDIVIDER SHALL PREPARE CC&Rs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

STORM WATER REQUIREMENTS

- THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
- ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP);
ENTITLED: 8TH AND B/ PTS NO. 686874 & 681359
PROJECT APPLICANT: BOSA DEVELOPMENT CALIFORNIA
151 WEST MARKET STREET
SAN DIEGO, CA
PROJECT ADDRESS: SOUTHWEST CORNER OF 8TH AVENUE AND B STREET
SAN DIEGO, CA
PREPARED BY KETTLER LEWECK ENGINEERING, DATED 7/12/21.
SWQDMA APPROVAL NO. 2580190
- POST-CONSTRUCTION BMPS ARE REQUIRED, SEE BUILDING PLANS PTS NO. 686874.
- THE MWS UNIT (BMP 1A) AT THE SOUTHWEST CORNER OF THE ADJACENT PARKING LOT IS PERMITTED UNDER PTS NO. 681359, SWQDMA APPROVAL NO. 2558428.



OWNER/DEVELOPER STATEMENT

BOSA CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

BY: _____
NAME: _____
TITLE: _____

BENCHMARK

A FOUND BRASS PLUG AT THE N.E. CORNER OF 9TH STREET AND 'C' STREET PER THE CITY OF SAN DIEGO VERTICAL CONTROL.

ELEVATION: 72.08 M.S.L. DATUM

TOPOGRAPHY SOURCE

THE TOPOGRAPHY FOR THIS SITE WAS AN ALTA SURVEY BY PROJECT DESIGN CONSULTANTS DATED 11/30/2015, WITH SUPPLEMENTAL FIELD SURVEY PERFORMED ON 09/18/20 & 3/28/22 AND PROVIDED TO KETTLER LEWECK ENGINEERING.

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CA. 92101
(619) 235-6471

EARTHWORK QUANTITIES

GRADED AREA _____ 0.85 ACRES MAX. CUT DEPTH 45 FT
CUT QUANTITIES _____ 64,000 CYD MAX CUT SLOPE RATIO (2:1 MAX) 2:1
FILL QUANTITIES _____ 0 CYD MAX. FILL DEPTH 0 [FT]
IMPORT/EXPORT _____ 64,000 CYD MAX FILL SLOPE RATIO (2:1 MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT 64,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

EXISTING LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 22003

PROPOSED EASEMENTS

THERE ARE NO PROPOSED EASEMENTS FOR THIS PROJECT.

IMPROVEMENT NOTES

- REPLACE CURB, GUTTER AND SIDEWALK ON EIGHTH AVENUE, B STREET AND NINTH AVENUE.
- LANDSCAPE AND CENTRE CITY STREETScape MANUAL DATED JANUARY 1, 2012

SHEET INDEX

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STREET CROSS-SECTIONS & KEY NOTES	2
EXISTING CONDITION PLAN	3
PROPOSED IMPROVEMENT PLAN	4
MAP EXHIBIT	5
PROPOSED BUILDING SECTIONS	6-9

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING PROPERTY LINE AND OR R/W, PROJECT BOUNDARY	---
EXISTING STREET CENTERLINE	---
EXISTING RIGHT OF WAY	---
EXISTING CONTOUR	70 x 70.0
EXISTING SPOT ELEVATION	□
EXISTING CURB & GUTTER	---
EXISTING WATER METER	W
EXISTING WATER MAIN	W
EXISTING WATER VALVES	W
EXISTING WATER SERVICE	W
EXISTING FIRE HYDRANT	W
EXISTING SEWER MAIN	S
EXISTING SEWER MANHOLE	S
EXISTING SEWER LATERAL	S
EXISTING STORM DRAIN INLET	S
EXISTING STORM DRAIN CLEANOUT	S
EXISTING STORM DRAIN PIPE	S
EXISTING GAS MAIN	GAS
EXISTING FIBER OPTICS	FO
EXISTING CATV HANDHOLE	FO
EXISTING CATV VAULT	FO
EXISTING ELECTRICAL	W
EXISTING ELECTRICAL PULL BOX	W
EXISTING STREET LIGHT	W
EXISTING TRAFFIC SIGNAL	W
EXISTING BOLLARDS	W
EXISTING DRIVEWAY	W
EXISTING TREE	W
EXISTING PARKING METER	W
EXISTING SURVEY MONUMENT TO BE DESTROYED & REPLACED AFTER CONSTRUCTION	W

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE AND OR R/W, PROJECT BOUNDARY		---
PROPOSED STREET CENTERLINE		---
PROPOSED RIGHT OF WAY		---
PROPOSED 6" & 8" CURB & GUTTER	SDG-151, TYPE G	---
PROPOSED CONCRETE DRIVEWAY (NON CONTIGUOUS SIDEWALK)	SDG-160 & SDG-164	---
PROPOSED DUAL CURB RAMPS (NO 12" WIDE BORDER)	SDG-134	---
PROPOSED SCHEDULE 'J' A.C. PAVEMENT	SDG-113	---
PROPOSED TRENCH RESURFACING	SDG-107	---
PROPOSED SAWCUT LINE		---
PROPOSED SLURRY SEAL		---
PROPOSED STREET TREES	PER LANDSCAPE PLANS	---
PROPOSED STREET LIGHT (STANDARD TYPE C) PER TABLE, SHEET 2 PER CENTRE CITY STREETScape MANUAL		---
PROPOSED 4" WATER METERS (PUBLIC)	VAULT (PRIVATE)	---
PROPOSED 2" WATER SERVICE* MANIFOLDED (PUBLIC)	SDM-105, SDW-114R, SDW-149 & WS-03	---
*METER BOXES AND COVERS TO BE POLYMER CONCRETE		---
PROPOSED 6" PVC WATER SERVICE (PUBLIC)	SDM-105, SDW-110, SDW-118, SDW-152 & 153	---
PROPOSED 6" PVC FIRE SERVICE (PUBLIC)	SDM-105, SDW-110, SDW-118, SDW-152 & 153	---
PROPOSED 6" FIRE HYDRANT ASSEMBLY (PUBLIC)	SDM-105, SDW-104, SDW-109, SDW-151, SDW-152 & SDW-153	---
PROPOSED 1" COPPER IRRIGATION (PUBLIC)	SDM-105, SDW-107, 134, SDW-136, SDW-150 & WS-03	---
CONCRETE THRUST BLOCK	SDW-151	---
PROP. 10" SEWER LATERAL (PRIVATE)	SDM 105, SDS-103, SDS-105, & SDS-110(C)	---
PROP. 'TYPE B' STORM DRAIN CLEANOUT	D-10	---
PROP. 'TYPE B' CURB INLET (L=8')	SDD-116	---
PROP. 18" STORM DRAIN		---
PROP. 'TYPE A' CURB OUTLET	D-25 (MODIFIED)	---
PROP. SEWER MANHOLE	SDS-107, SDS-108, SDS-120, M-3	---

PROJECT TEAM:

CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
(619) 269-3444

ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
2359 FOURTH AVENUE
SAN DIEGO, CA. 92101-1606
TEL: (619) 233-6777

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:

ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:

534-183-01

PROJECT INDEX:

LAMBERT COORDINATES: 200-1721
NAD83 COORDINATES: 1840-6281
DATUM: NAD83C
LAT/LONG:

OWNER/DEVELOPER:

BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

PREPARED BY:

Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:

1169 EIGHTH AVENUE
SAN DIEGO, CA. 92101

PROJECT NAME:

8TH AND B

SHEET TITLE:

TITLE SHEET

TENTATIVE MAP WAIVER NO. _____

CITY PROJECT NUMBER: 1077833

EXISTING CONDITIONS:

PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)

PROPOSED USE:

PROPOSED NUMBER OF LOTS = 2
PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.

PARKING: 4 LEVELS BELOW GRADE

AUTOMOBILE PARKING
(RESIDENTIAL-ASSIGNED): 473
(RESIDENTIAL-UNASSIGNED): 6
AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
ACCESSIBLE PARKING: 10
MOTORCYCLE PARKING: 50
BICYCLE PARKING: 187
RESIDENTIAL UNITS: 389
RETAIL/COMMERCIAL UNITS: 6

OWNER/DEVELOPER:

BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

Revision 1: _____

Revision 2: _____

Revision 3: _____

Revision 4: _____

Revision 5: _____

Revision 6: _____

Revision 7: _____

Revision 8: _____

Original Date: 11/28/2022

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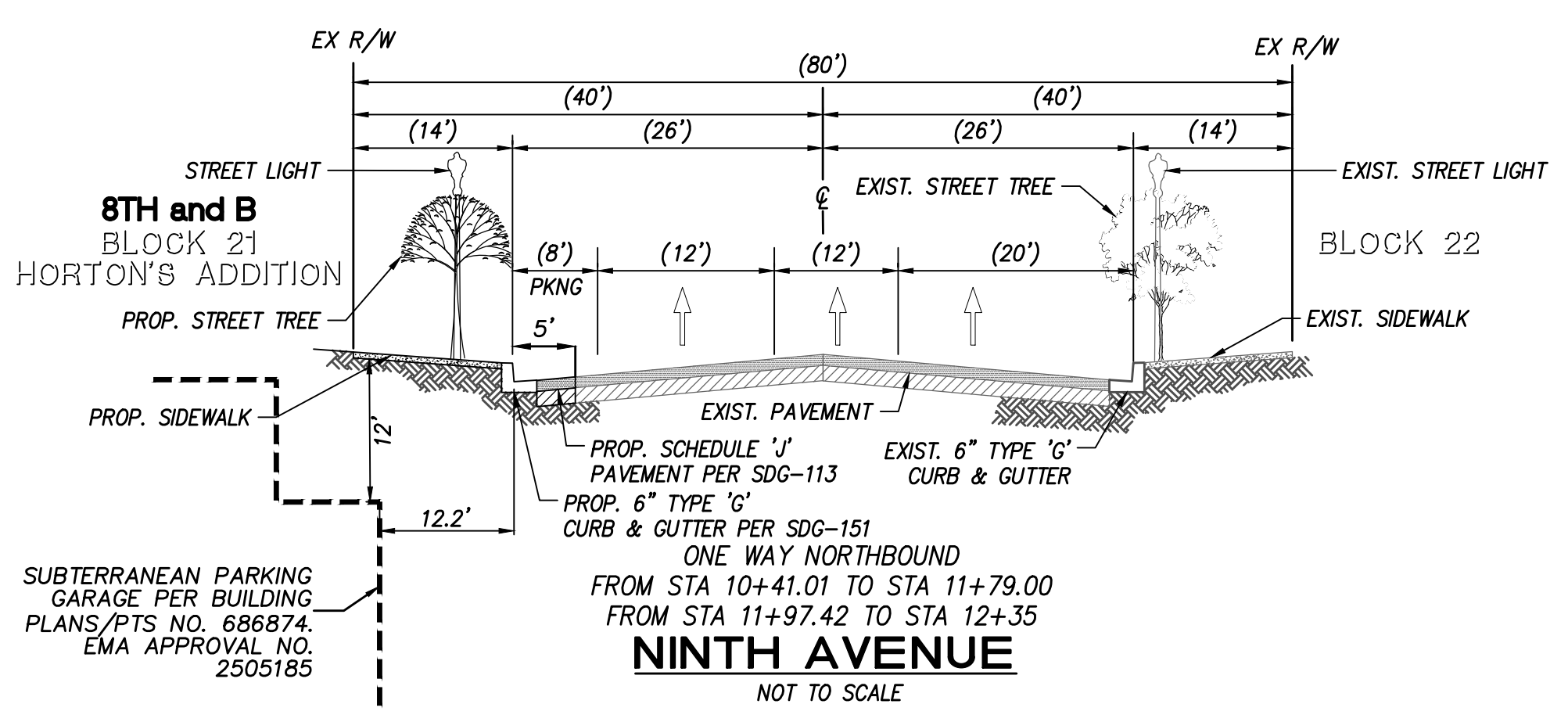
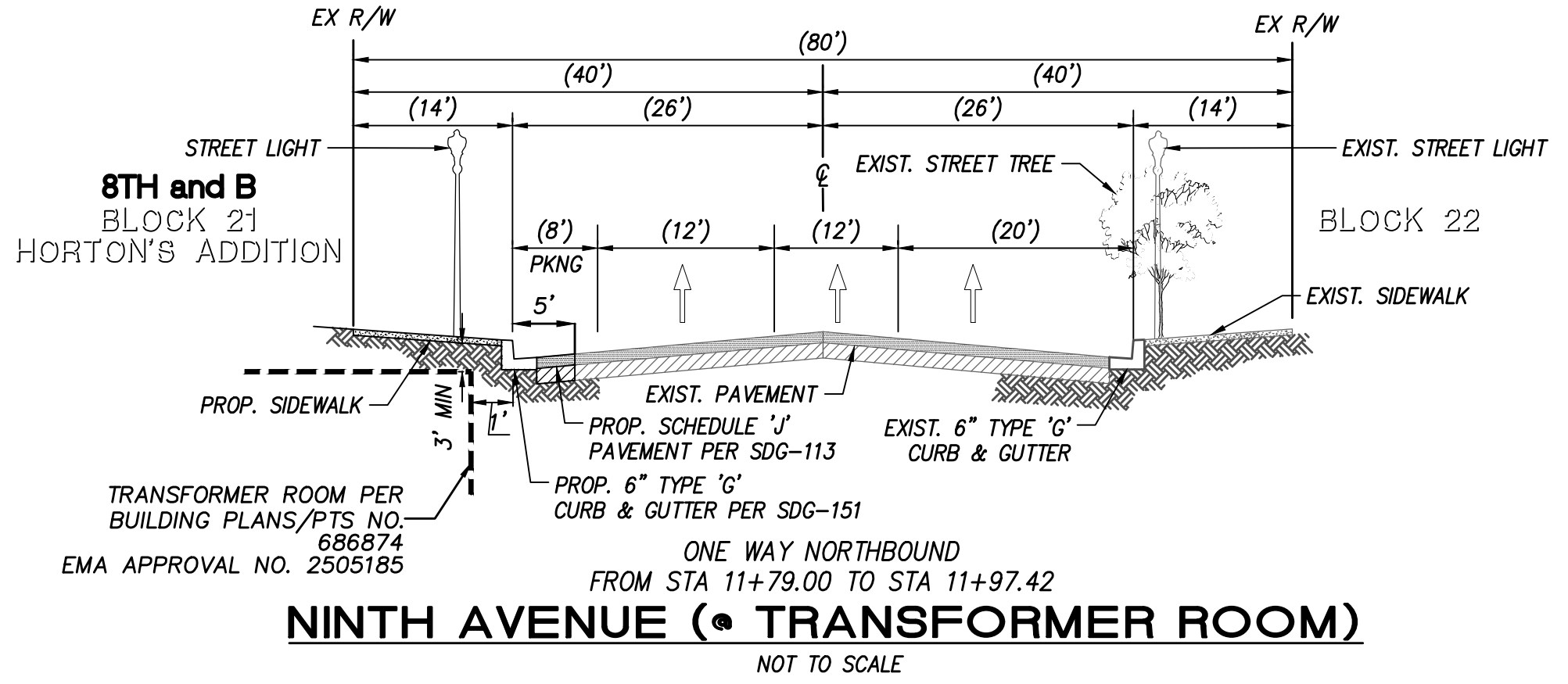
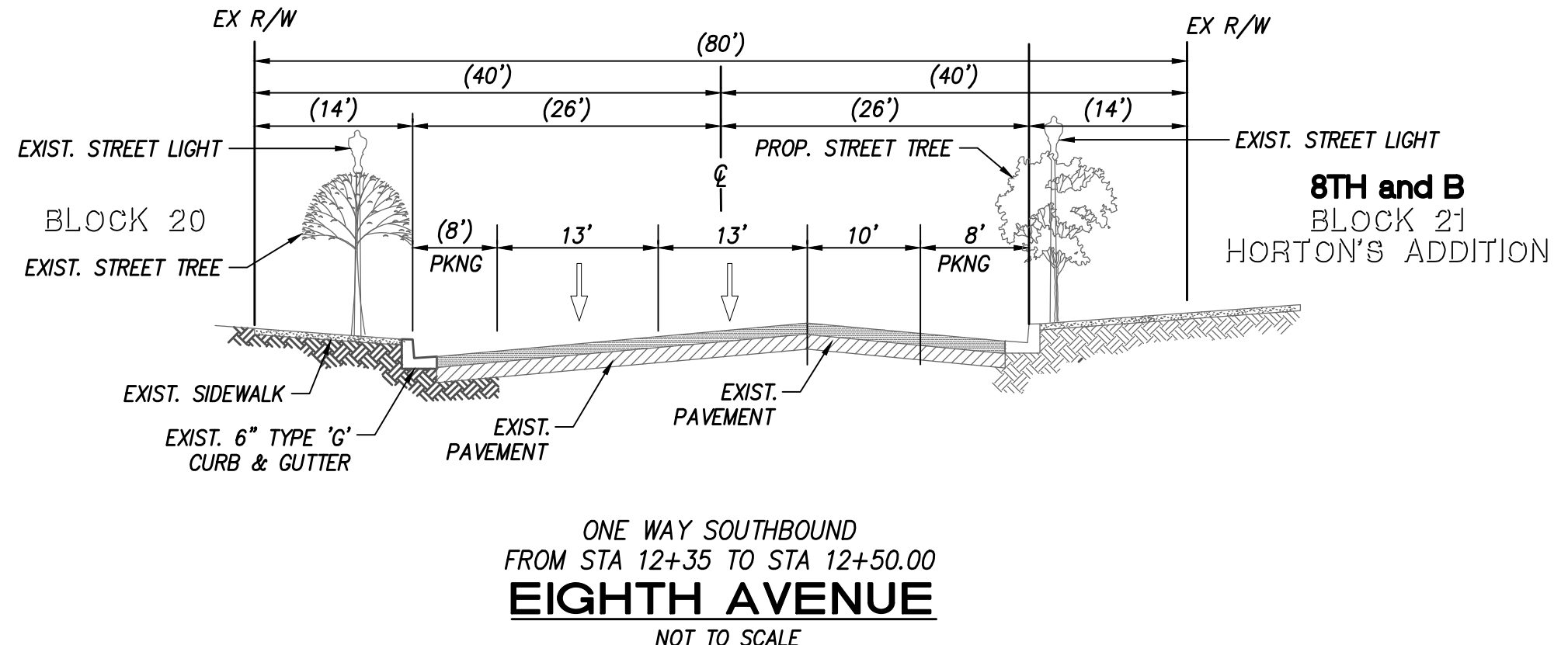
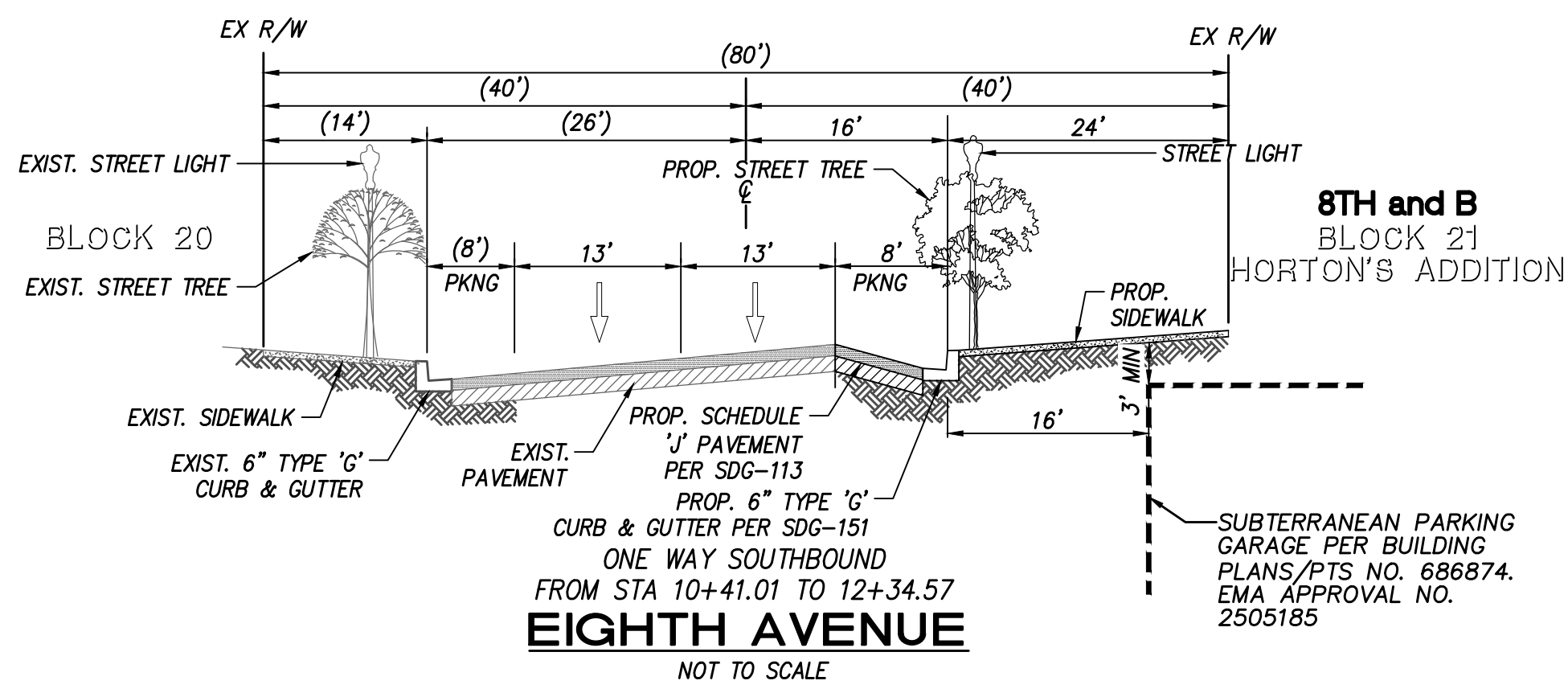
ENGINEER OF WORK

1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

BY: _____ DATE _____



STORM DRAIN

- 1 EXIST. 18" RCP SD PER DWG. NO. 31704-08-D TO REMAIN AND PROTECT IN PLACE
- 2 EXIST. 18" RCP SD PER DWG. NO. 12239-L TO REMAIN AND PROTECT IN PLACE
- 3 EXIST. 18" RCP SD PER DWG. NO. 181-12-L TO REMAIN AND PROTECT IN PLACE
- 4 EXIST. 24" RCP SD PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE
- 5 EXIST. 4.5'x6" ST. FLUME PER DWG. NO. 181-15-L & 31303-06-D TO REMAIN AND PROTECT IN PLACE
- 6 EXIST. 18" RCP SD PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
- 7 EXIST. CURB INLET PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE
- 8 EXIST. CURB INLET PER DWG. NO. 181-12-L TO REMAIN AND PROTECT IN PLACE
- 9 EXIST. CLEANOUT PER DWG. NO. 181-12-L TO REMAIN AND PROTECT IN PLACE
- 10 EXIST. CURB INLET PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
- 11 EXIST. CLEANOUT PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
- 12 EXIST. 18" RCP SD PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE

KEY NOTES

- WATER**
- 1 EXIST. 12" WATER PER DWG. NO. 31303-05-D TO REMAIN AND PROTECT IN PLACE
 - 2 EXIST. 12" WATER PER DWG. NO. 31303-06-D TO REMAIN AND PROTECT IN PLACE
 - 3 EXIST. 12" AC WATER PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE
 - 4 EXIST. 12" PVC WATER PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
 - 5 EXIST. 12" PVC WATER PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
 - 6 EXIST. 12" PVC WATER PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
 - 7 EXIST. 12" PVC WATER PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
 - 8 EXIST. WATER LATERAL PER DRAWING UNKNOWN - ABANDONED PER DWG NO. 29386-11-D. REMOVE WATER METER BOX
 - 9 EXIST. FIRE HYDRANT PER DWG. NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE
 - 10 EXIST. ABANDONED WATER LATERAL PER UNKNOWN DRAWING
 - 11 EXIST. FIRE HYDRANT PER DWG. NO. 31303-06-D TO REMAIN AND PROTECT IN PLACE
 - 12 EXIST. FIRE HYDRANT PER UNKNOWN DRAWING TO REMAIN AND PROTECT IN PLACE
 - 13 EXIST. FIRE HYDRANT PER DWG. NO. 18576-68-D TO REMAIN AND PROTECT IN PLACE
 - 14 EXIST. 12" AC WATER PER DWG. NO. 18576-68-D TO REMAIN AND PROTECT IN PLACE
 - 15 EXIST. FIRE HYDRANT PER DWG. NO. 18576-68-D TO REMAIN AND PROTECT IN PLACE
 - 16 EXIST. WATER VALVES PER UNKNOWN DRAWING TO REMAIN AND PROTECT IN PLACE
 - 17 EXIST. WATER VALVES PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE
 - 18 EXIST. WATER VAULT PER DWG. NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE
 - 19 EXIST. ABANDONED WATER METER BOX PER UNKNOWN DRAWING TO BE REMOVED.

SEWER

- 1 EXIST. 6" VC SEWER PER UNKNOWN DRAWING TO REMAIN AND PROTECT IN PLACE
- 2 EXIST. 10" PVC SEWER PER 29386-5-D TO REMAIN AND PROTECT IN PLACE
- 3 EXIST. 10" PVC SEWER PER 37104-30-D TO REMAIN AND PROTECT IN PLACE
- 4 EXIST. 18" VC SEWER PER 13929-4-D TO REMAIN AND PROTECT IN PLACE
- 5 EXIST. 18" VC SEWER PER 14748-3-D TO REMAIN AND PROTECT IN PLACE
- 6 EXIST. 10" PVC SEWER PER 29386-4-D TO REMAIN AND PROTECT IN PLACE
- 7 EXIST. ABANDONED SEWER LATERAL PER PLUGGED AND CAPPED 10' OUTSIDE OF GARAGE WALL
- 8 EXIST. SEWER MANHOLE PER DWG. NO. 29386-5-D TO REMAIN AND PROTECT IN PLACE
- 9 EXIST. SEWER MANHOLE PER DWG. NO. 29386-4-D TO REMAIN AND PROTECT IN PLACE
- 10 EXIST. ABANDONED SEWER LATERAL
- 11 EXIST. SEWER MANHOLE PER UNKNOWN DRAWING TO REMAIN AND PROTECT IN PLACE
- 12 EXIST. SEWER MANHOLE PER DWG. NO. 14748-3-D TO REMAIN AND PROTECT IN PLACE
- 13 EXIST. UTILITY TO REMAIN.

SURFACE IMPROVEMENT

- 1 EXIST. CURB & GUTTER TO BE REMOVED & REPLACED PER PUBLIC IMPROVEMENT PLANS PER DWG. NO. 42417-D
- 2 EXIST. CURB RAMP TO BE REMOVED & REPLACED PER PUBLIC IMPROVEMENT PLANS PER DWG. NO. 42417-D
- 3 EXIST. STANDARD LIGHT (TYPE C) TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE
- 4 EXIST. STREET LIGHT COBRA TO REMAIN, PROTECT IN PLACE
- 5 EXIST. CONC. DRIVEWAY TO BE REMOVED & REPLACED PER PUBLIC IMPROVEMENT PLANS PER DWG. NO. 42417-D
- 6 EXIST. CONC. SIDEWALK TO BE REMOVED & REPLACED PER PUBLIC IMPROVEMENT PLANS PER DWG. NO. 42417-D
- 7 EXIST. STREET TREE TO BE REMOVED
- 8 EXIST. PARKING METER TO BE REMOVED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE. METER TO BE RESTORED AFTER CONSTRUCTION
- 9 EXIST. TRAFFIC SIGNAL TO REMAIN, PROTECT IN PLACE
- 10 EXIST. TRAFFIC SIGNAL WITH STREET LIGHT TO REMAIN, PROTECT IN PLACE
- 11 EXIST. CURB RAMP TO REMAIN, PROTECT IN PLACE
- 12 EXIST. CURB & GUTTER TO REMAIN, PROTECT IN PLACE
- 13 EXIST. CONC. SIDEWALK TO REMAIN, PROTECT IN PLACE
- 14 EXIST. CONC. DRIVEWAY TO REMAIN, PROTECT IN PLACE
- 15 EXIST. SIGN TO BE RELOCATED
- 16 EXIST. STANDARD LIGHT (TYPE C) TO REMAIN, PROTECT IN PLACE
- 17 EXIST. STREET TREE TO REMAIN, PROTECT IN PLACE
- 18 EXIST. BOLLARDS TO BE REMOVED
- 19 EXIST. PARKING METER TO REMAIN AND TO BE BAGGED
- 20 EXIST. OVERHEAD CONTACT SYSTEM (OCS) LINE POLE FOR MTS TROLLEY TO REMAIN, PROTECT IN PLACE
- 21 EXIST. SIGN TO REMAIN, PROTECT IN PLACE
- 22 EXIST. SIGN TO BE REMOVED
- 23 EXIST. PARKING LOT LIGHT TO REMAIN, PROTECT IN PLACE

DRY UTILITIES

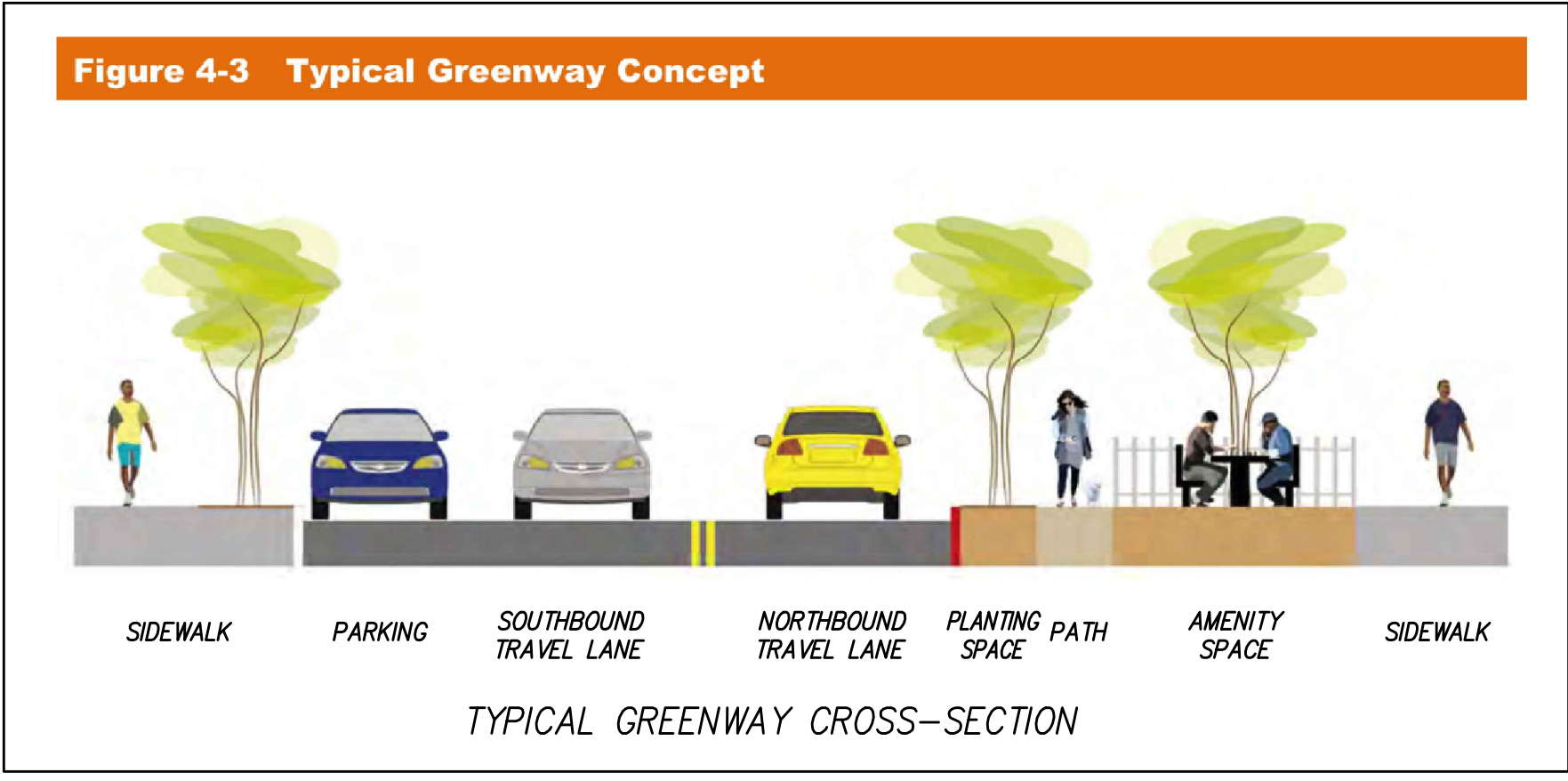
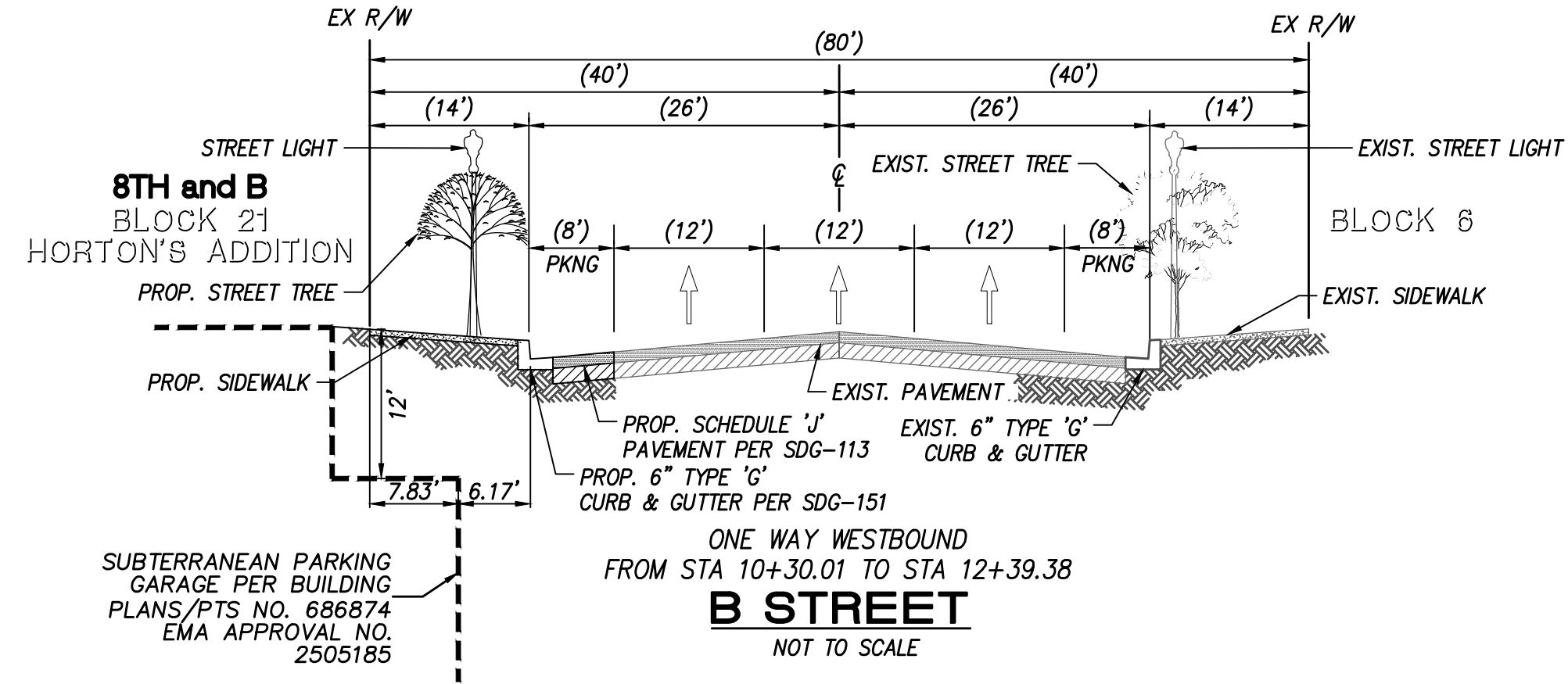
- 1 EXIST. ELECTRICAL HANDHOLE TO REMAIN AND PROTECT IN PLACE
 - 2 EXIST. ELECTRICAL TRANSFORMER TO REMAIN AND PROTECT IN PLACE
 - 3 EXIST. TRAFFIC SIGNAL PULL BOX TO REMAIN AND PROTECT IN PLACE
 - 4 EXIST. SD&E MANHOLE TO REMAIN AND PROTECT IN PLACE
 - 5 EXIST. COMM HANDHOLE TO REMAIN AND PROTECT IN PLACE
 - 6 EXIST. COMM VAULT AND HANDHOLES TO REMAIN, PROTECT IN PLACE
 - 7 EXIST. TRAFFIC SIGNAL FOUNDATION AND CABINET TO REMAIN AND PROTECT IN PLACE
 - 8 EXIST. COMM RISER TO REMAIN AND PROTECT IN PLACE
 - 9 EXIST. COMM MANHOLE TO REMAIN AND PROTECT IN PLACE
 - 10 EXIST. COMM CONDUIT AND CABLES TO REMAIN AND PROTECT IN PLACE
 - 11 EXIST. SD&E ELECTRIC CONDUIT AND CONDUCTORS TO REMAIN AND PROTECT IN PLACE
 - 12 EXIST. GAS SERVICES & CURB METER BOXES TO REMAIN AND PROTECT IN PLACE
 - 13 EXIST. SD&E SERVICE TO BE REMOVED
 - 14 EXIST. SD&E METER PEDESTAL TO BE REMOVED
 - 15 EXIST. SD&E EQUIPMENT VAULT TO REMAIN AND PROTECT IN PLACE
 - 16 EXIST. SD&E STEAM LINE TO REMAIN AND PROTECT IN PLACE
 - 17 EXIST. COMM VAULT AND HANDHOLES TO BE RELOCATED
 - 18 EXIST. COMM HANDHOLE TO BE RELOCATED
- * DRY UTILITY CALLOUTS WERE PROVIDED BY ENGINEERING PARTNERS. CONTRACTOR TO COORDINATE WITH ENGINEERING PARTNERS FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.

PROPOSED CONSTRUCTION NOTES

- 1 PROP. TYPE A ASPHALT DIKE PER G-05. (PVT)
- 2 PROP. 3 1/2" HIGH, 1.5' WIDE ASPHALT CONCRETE SPEED BUMP. (PVT)
- 3 PROP. PARKING LOT LANDSCAPING AND TREE. (PVT)
- 4 PROP. 12" HOPE STORM DRAIN @ 1.0% MIN. (PVT)
- 5 PROP. BIOCLEAN MODULAR WETLAND WITH GRATE INLET (MWS-L-8-B-V). SEE DETAIL 1 ON SHEET 9. (PVT)
- 6 PROP. TYPE 'A' CLEANOUT PER D-09. (PVT)
- 7 PROP. 18" RCP STORM DRAIN @ 1.0% MIN. (PVT)
- 8 CONNECT TO EXIST. CURB INLET.
- 9 PROP. 4' SWALE PER DETAIL 1 ON SHEET 9. (PVT)
- 10 TYPE G" SINGLE CATCH BASIN. SEE DETAIL 1 ON SHEET 9. (PVT)
- 11 PROP. 6" CURB PER SDRSD G-01. (PVT)
- 12 PROP. MANHOLE FRAME AND COVER PER SDRSD M-2. (PVT)
- 13 PROP. D-25A CURB OUTLET TO EXTEND ONSITE. SEE DETAIL 1 ON SHEET 9. (PVT)

MISCELLANEOUS

- A INDICATES FOUND CITY ENGINEER LEAD AND TACK TO BE DESTROYED DURING & REPLACED AFTER CONSTRUCTION PER PUBLIC IMPROVEMENT PLANS DWG. NO. 42417-D
- B INDICATES FOUND CITY ENGINEER LEAD AND TACK TO REMAIN, PROTECT IN PLACE
- C GARAGE WALL PER BUILDING PLANS PTS NO. 686874
- D 20' WIDE BUILDING RESTRICTED EASEMENT



8TH AVENUE GREENWAY

8TH AVE IS IDENTIFIED AS A GREENWAY IN THE DOWNTOWN MOBILITY PLAN. THE ABOVE FIGURE FROM THE MOBILITY PLAN SHOWS THE TYPICAL GREENWAY CROSS SECTION. NO GREENWAY IMPROVEMENTS ARE REQUIRED AS A PART OF THIS PROJECT.

ENGINEER OF WORK
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
 ENGINEERING

PROJECT TEAM:
 CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 (619) 269-3444
 ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
 2359 FOURTH AVENUE
 SAN DIEGO, CA. 92101-1606
 TEL: (619) 233-6777

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:
 ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:
 534-183-01

PROJECT INDEX:
 LAMBERT COORDINATES: 200-1721
 NAD83 COORDINATES: 1840-6281
 DATUM: NAD83C
 LAT/LONG: _____

PREPARED BY:
 Name: KETTLER LEWECK ENGINEERING
 Address: 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 Phone no. (619) 269-3444

PROJECT ADDRESS:
 1169 EIGHTH AVENUE
 SAN DIEGO, CA. 92101

PROJECT NAME:
 8TH AND B

SHEET TITLE:
 STREET CROSS-SECTIONS AND KEY NOTES
 TENTATIVE MAP WAIVER NO: _____
 CITY PROJECT NUMBER: 1077833

EXISTING CONDITIONS:
 PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)

PROPOSED USE:
 PROPOSED NUMBER OF LOTS = 2
 PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
 PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.

PARKING: 4 LEVELS BELOW GRADE
 AUTOMOBILE PARKING
 (RESIDENTIAL-ASSIGNED): 473
 (RESIDENTIAL-UNASSIGNED): 6
 AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
 ACCESSIBLE PARKING: 10
 MOTORCYCLE PARKING: 50
 BICYCLE PARKING: 187
 RESIDENTIAL UNITS: 389
 RETAIL/COMMERCIAL UNITS: 6

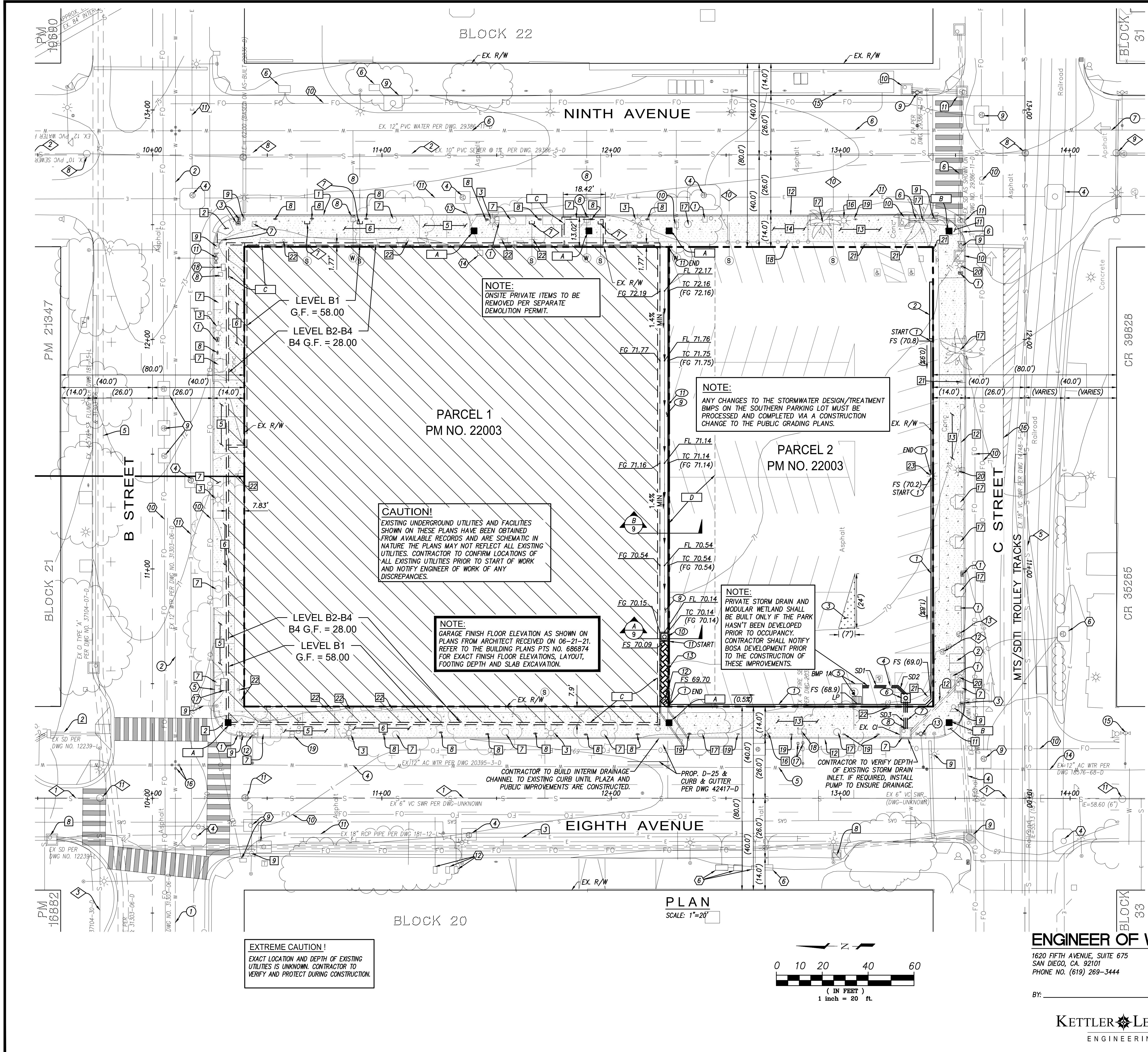
OWNER/DEVELOPER:
 BOSA CALIFORNIA LLC,
 a California Limited Liability Company
 121 WEST MARKET STREET
 SAN DIEGO, CA. 92101
 TEL: (619) 702-0760

NOTE:
 FOR PLAN VIEW
 SEE SHEET 3

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____
 Revision 7: _____
 Revision 8: _____
 Original Date: 11/28/2022

Sheet **2** of **9**

DEP # _____



NOTE:
FOR KEY NOTES
SEE SHEET 2

PROJECT TEAM:
 CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 (619) 269-3444
 ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
 2359 FOURTH AVENUE
 SAN DIEGO, CA. 92101-1606
 TEL: (619) 233-6777

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:
 ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:
 534-183-01

PROJECT INDEX:
 LAMBERT COORDINATES: 200-1721
 NAD83 COORDINATES: 1840-6281
 DATUM: NAD83C
 LAT/LONG:

PREPARED BY:
 Name: KETTLER LEWECK ENGINEERING
 Address: 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 Phone no. (619) 269-3444

PROJECT ADDRESS:
 1169 EIGHTH AVENUE
 SAN DIEGO, CA. 92101

PROJECT NAME:
 8TH AND B

SHEET TITLE:
 TENTATIVE MAP WAIVER NO:
 CITY PROJECT NUMBER: 1077833

EXISTING CONDITIONS:
 PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)

PROPOSED USE:
 PROPOSED NUMBER OF LOTS = 2
 PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
 PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.

PARKING: 4 LEVELS BELOW GRADE
 AUTOMOBILE PARKING (RESIDENTIAL-ASSIGNED): 473
 (RESIDENTIAL-UNASSIGNED): 6
 AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
 ACCESSIBLE PARKING: 10
 MOTORCYCLE PARKING: 50
 BICYCLE PARKING: 187
 RESIDENTIAL UNITS: 389
 RETAIL/COMMERCIAL UNITS: 6

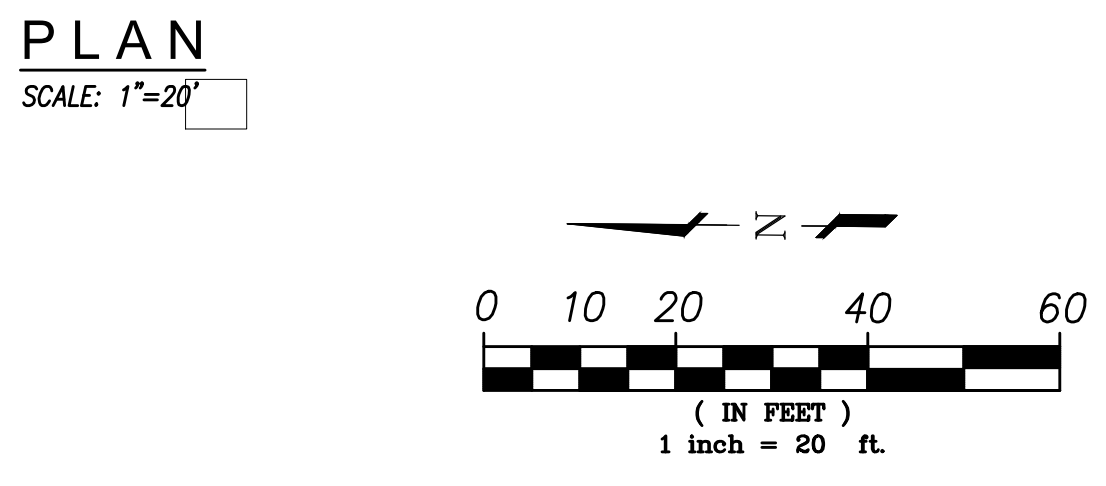
OWNER/DEVELOPER:
 BOSA CALIFORNIA LLC,
 a California Limited Liability Company
 121 WEST MARKET STREET
 SAN DIEGO, CA. 92101
 TEL: (619) 702-0760

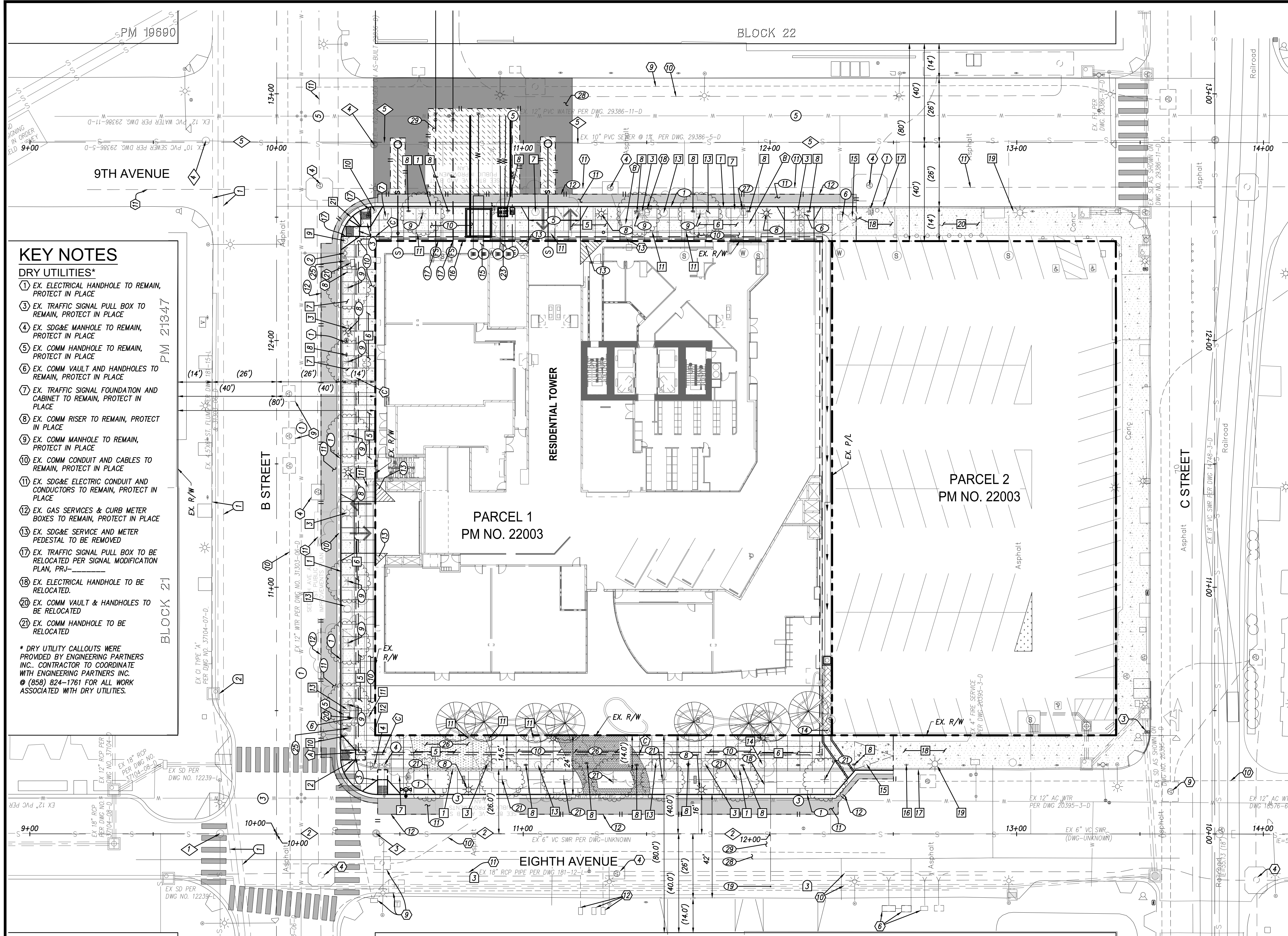
Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____
 Revision 7: _____
 Original Date: 11/28/2022

Sheet 3 of 9

DEP # _____

ENGINEER OF WORK
 1620 FIFTH AVENUE, SUITE 675
 SAN DIEGO, CA. 92101
 PHONE NO. (619) 269-3444





KEY NOTES

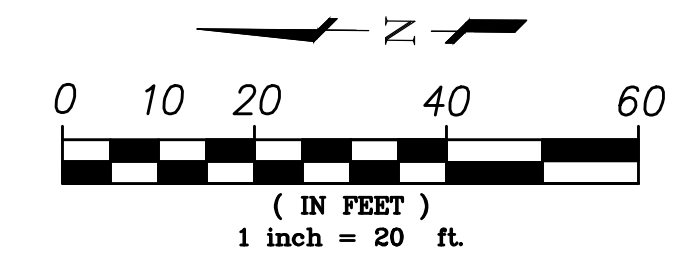
- SURFACE IMPROVEMENT**
- EX. CURB & GUTTER TO BE REMOVED & REPLACED.
 - EX. CURB RAMP TO BE REMOVED & REPLACED.
 - EX. STANDARD LIGHT (TYPE C) TO BE REMOVED AND SALVAGED. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON LOCATION TO STORE.
 - EX. TRAFFIC SIGNAL TO REMAIN.
 - EX. CONC. DRIVEWAY TO BE REMOVED.
 - EX. CONC. SIDEWALK TO BE REMOVED & REPLACED.
 - EX. STREET TREE TO BE REMOVED.
 - EX. PARKING METER TO BE REMOVED AND RETURNED BACK TO THE CITY.
 - EX. TRAFFIC SIGNAL TO REMAIN, PROTECT IN PLACE.
 - EX. TRAFFIC SIGNAL WITH STREET LIGHT (COBRA) TO REMAIN, PROTECT IN PLACE. LUMINAIRE TO BE UPDATED.
 - EX. PRIVATE PARKING SIGNAGE TO BE REMOVED.
 - EX. PRIVATE "ABM" SIGN TO BE REMOVED.
 - EX. TREE W/CONCRETE RING TO BE REMOVED.
 - EX. CONCRETE RING TO BE REMOVED.
 - EX. CONCRETE TREE RING, NOT PART OF THIS SCOPE OF WORK.
 - EX. PARKING METER TO REMAIN, PROTECT IN PLACE.
 - EX. CURB TO REMAIN, PROTECT IN PLACE.
 - EX. CONC. SIDEWALK TO REMAIN, PROTECT IN PLACE.
 - EX. STANDARD LIGHT (TYPE C) TO REMAIN, PROTECT IN PLACE.
 - EX. CONC. DRIVEWAY TO REMAIN, PROTECT IN PLACE.
 - EX. CURB RAMP TO BE REMOVED AND REPLACED. CURB RAMP WORK CANNOT BE STARTED PRIOR TO OBTAINING SIGNAL MODIFICATION PLAN APPROVAL. SIGNAL MODIFICATION PLAN PER SEPARATE ROW PERMIT.
- WATER**
- EX. 12" WATER PER DWG NO. 31303-06-D TO REMAIN AND PROTECT IN PLACE.
 - EX. FH PER DWG NO. 31303-06-D TO REMAIN AND PROTECT IN PLACE.
 - EX. 12" AC WATER PER DWG NO. 20395-3-D TO REMAIN AND PROTECT IN PLACE.
 - EX. FH PER DWG NO. 20395-3-D TO BE RELOCATED.
 - EX. 12" PVC WATER PER DWG NO. 29386-11-D TO REMAIN AND PROTECT IN PLACE.
 - EX. ABANDONED WATER LATERAL PER UNKNOWN DRAWING. REMOVE CONCRETE BOX.
- SEWER**
- EX. SEWER MANHOLE PER DWG NO. 37104-30-D TO REMAIN AND PROTECT IN PLACE.
 - EX. 6" VC SEWER PER DWG UNKNOWN TO REMAIN AND PROTECT IN PLACE.
 - EX. SEWER MANHOLE PER DWG UNKNOWN TO REMAIN AND PROTECT IN PLACE.
 - EX. SEWER MANHOLE PER DWG NO. 29386-5-D TO REMAIN AND PROTECT IN PLACE.
 - EX. 10" PVC SEWER PER DWG NO. 29386-5-D TO REMAIN AND PROTECT IN PLACE.
- PROPOSED CONSTRUCTION NOTES**
- PROP. 6" TYPE "C" CURB & GUTTER PER SDG-151.
 - PROP. DUAL PED RAMP PER SDG-134.
 - PROP. 21" RESIDENTIAL CONCRETE DRIVEWAY (PRIVATE) PER SDG-159.
 - PROP. 12.0' RESIDENTIAL CONCRETE DRIVEWAY PER SDG-159.
 - PROP. STANDARD STREET LIGHT (TYPE C). SEE STREET LIGHT NOTES ON DWG NO. 42417-D.
 - PROP. TREE WELL WITH GRATE (PVT) PER EMRA APPROVAL NO. 2548303. SEE LANDSCAPE PLANS, DWG NO. 42417-D.
 - PROP. ENHANCED SIDEWALK (PVT) PER EMRA APPROVAL NO. 2548303. SEE LANDSCAPE PLANS, DWG NO. 42417-D.
 - PROP. SCHEDULE "J" PAVEMENT PER SDG-113.
 - PROP. SAWCUT LINE.
 - SIGHT VISIBILITY TRIANGLE. INSTALL CONVEX SAFETY MIRRORS.
 - PROP. MODIFIED TYPE "A" CURB OUTLET PER DETAIL, HEREON. (PVT) EMRA APPROVAL NO. 2548303.
 - PROP. 2-2" WATER SERVICE BACKFLOW PREVENTERS (MODEL: WATTS LF009 M20T) PER SEPARATE PERMIT. SEE DWG NO. 42417-D.
 - PROP. 1-2" IRRIGATION SERVICE BACKFLOW PREVENTER (MODEL: WATTS LF009 M20T) PER SEPARATE PERMIT. SEE DWG NO. 42417-D.
 - PROP. 1-6" FIRE SERVICE BACKFLOW PREVENTER (MODEL: WATTS 957 RPDA-GV) PER SEPARATE PERMIT. SEE DWG NO. 42417-D.
 - PROP. TYPE "B" CURB INLET PER SDD-116. INLET OPENING=0.83" (L=8")
 - PROP. TYPE "A" CLEANOUT PER D-09.
 - PROP. FIRE HYDRANT PER SDW-104.
 - PROP. TREE IN PLANTING AREA (PVT) PER EMRA APPROVAL NO. 2548303. SEE LANDSCAPE PLANS, DWG NO. 42417-D.
 - PROP. 4" WATER SERVICE BACKFLOW PREVENTERS (MODEL: WATTS LF909) PER SEPARATE PERMIT. SEE DWG NO. 42417-D.
 - PROP. LITTER RECEPTACLE PER EMRA APPROVAL NO. 2548303. SEE LANDSCAPE PLANS, DWG NO. 42417-D.
 - PROP. CONCRETE PAVERS (PVT) PER EMRA APPROVAL NO. 2548303. SEE LANDSCAPE PLANS, DWG NO. 42417-D.
 - TRANSFORMER VAULT ROOM BELOW, SEE ARCHITECTURAL PLANS PER PTS NO. 686874.
 - PROP. SLURRY SEAL (TYP.)
 - PROP. TRENCH RESURFACING PER SDG. 107

- KEY NOTES**
- DRY UTILITIES***
- EX. ELECTRICAL HANDHOLE TO REMAIN, PROTECT IN PLACE
 - EX. TRAFFIC SIGNAL PULL BOX TO REMAIN, PROTECT IN PLACE
 - EX. SDG&E MANHOLE TO REMAIN, PROTECT IN PLACE
 - EX. COMM HANDHOLE TO REMAIN, PROTECT IN PLACE
 - EX. COMM VAULT AND HANDHOLES TO REMAIN, PROTECT IN PLACE
 - EX. TRAFFIC SIGNAL FOUNDATION AND CABINET TO REMAIN, PROTECT IN PLACE
 - EX. COMM RISER TO REMAIN, PROTECT IN PLACE
 - EX. COMM MANHOLE TO REMAIN, PROTECT IN PLACE
 - EX. COMM CONDUIT AND CABLES TO REMAIN, PROTECT IN PLACE
 - EX. SDG&E ELECTRIC CONDUIT AND CONDUCTORS TO REMAIN, PROTECT IN PLACE
 - EX. GAS SERVICES & CURB METER BOXES TO REMAIN, PROTECT IN PLACE
 - EX. SDG&E SERVICE AND METER PEDESTAL TO BE REMOVED
 - EX. TRAFFIC SIGNAL PULL BOX TO BE RELOCATED PER SIGNAL MODIFICATION PLAN, PRJ-
 - EX. ELECTRICAL HANDHOLE TO BE RELOCATED.
 - EX. COMM VAULT & HANDHOLES TO BE RELOCATED
 - EX. COMM HANDHOLE TO BE RELOCATED
- * DRY UTILITY CALLOUTS WERE PROVIDED BY ENGINEERING PARTNERS INC., CONTRACTOR TO COORDINATE WITH ENGINEERING PARTNERS INC. (858) 824-1761 FOR ALL WORK ASSOCIATED WITH DRY UTILITIES.

- BUILDING PLANS NOTE:**
FOR BUILDING PLANS SEE PTS NO. 686874.
- NOTE:**
ADEQUATE SIGHT VISIBILITY FOR VEHICLES LEAVING THE PROPOSED PARKING STRUCTURE SHALL BE PROVIDED BY INSTALLING CONVEX SAFETY MIRRORS TO INDICATE TO MOTORISTS LEAVING THE PARKING STRUCTURE THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE, AND/OR PEDESTRIANS IN THE RIGHT-OF-WAY.
- GRADING PLANS NOTE:**
FOR GRADING PLANS SEE DRAWING NO. 42417-D/PTS NO. 681359.
- IMPROVEMENT PLANS NOTE:**
FOR IMPROVEMENT PLANS SEE DRAWING NO. 42417-D/PTS NO. 689742.

- KEY NOTES**
- MISCELLANEOUS**
- INDICATES FOUND CITY ENGINEER LEAD AND TACK, TO BE DESTROYED DURING & REPLACED AFTER CONSTRUCTION.
 - INDICATES FOUND LEAD AND TAG STAMPED "R.C.E. 8195", NO RECORD, TO BE DESTROYED DURING & REPLACED AFTER CONSTRUCTION.
 - SUBTERRANEAN GARAGE WALL

- STORM DRAIN**
- EX. 4.5'x6' STREET FLUME PER DWG NO. 181-15-L & 31303-06-D TO REMAIN AND PROTECT IN PLACE.
 - EX. CURB INLET TYPE "A" PER DWG NO. 37104-07-D TO REMAIN AND PROTECT IN PLACE.
 - EX. 18" RCP STORM DRAIN PER DWG NO. 181-12-L TO REMAIN AND PROTECT IN PLACE.



ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____
KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
(619) 269-3444
ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
2359 FOURTH AVENUE
SAN DIEGO, CA. 92101-1606
TEL: (619) 233-6777

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:
ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:
534-183-01

PROJECT INDEX:
LAMBERT COORDINATES: 200-1721
NAD83 COORDINATES: 1840-6281
DATUM: NAD83C
LAT/LONG:

EXISTING CONDITIONS:
PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)

PROPOSED USE:
PROPOSED NUMBER OF LOTS = 2
PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.

PARKING: 4 LEVELS BELOW GRADE
AUTOMOBILE PARKING (RESIDENTIAL-ASSIGNED): 473
(RESIDENTIAL-UNASSIGNED): 6
AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
ACCESSIBLE PARKING: 10
MOTORCYCLE PARKING: 50
BICYCLE PARKING: 187
RESIDENTIAL UNITS: 389
RETAIL/COMMERCIAL UNITS: 6

OWNER/DEVELOPER:
BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1169 EIGHTH AVENUE
SAN DIEGO, CA. 92101

PROJECT NAME:
8TH AND B

SHEET TITLE:
PROPOSED IMPROVEMENT
TENTATIVE MAP WAIVER NO:
CITY PROJECT NUMBER: 1077833

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 11/28/2022

Sheet 4 of 9
DEP # _____

BLOCK 22

NINTH AVENUE

(80')

B STREET

(80')

PARCEL 1
PM NO. 22003

ROS 23792

PARCEL 2
PM NO. 22003

C STREET

80'

EIGHTH AVENUE

80'

BLOCK 20

PM 21347

BLOCK 21

CR 39828

CR 35265

ENGINEER OF WORK

1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

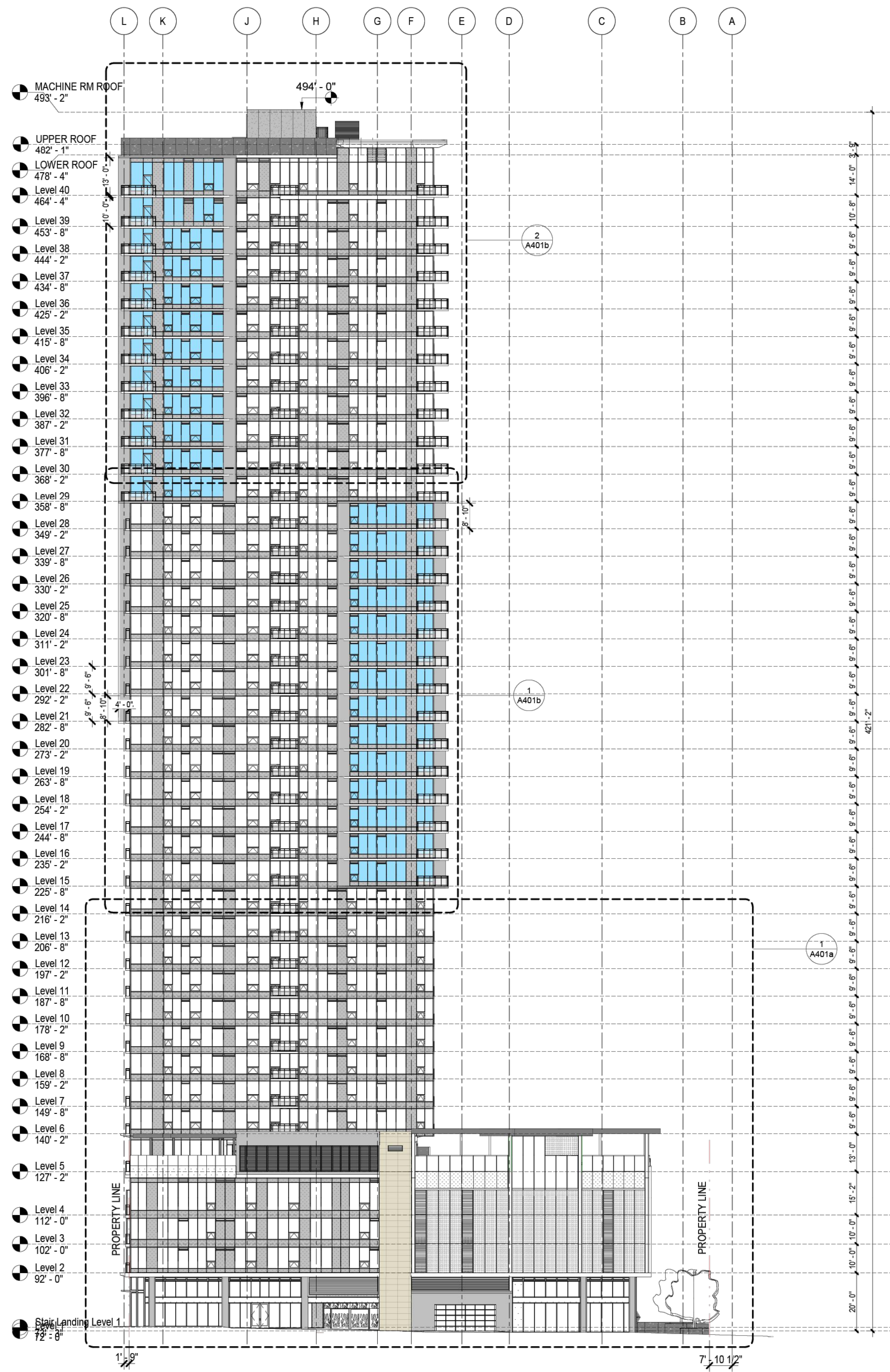
KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
(619) 269-3444
ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
2359 FOURTH AVENUE
SAN DIEGO, CA. 92101-1606
TEL: (619) 233-6777
LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 22003.
ZONING DESIGNATION:
ZONE: CCPD-RE
ASSESSOR'S PARCEL NUMBER:
534-183-01
PROJECT INDEX:
LAMBERT COORDINATES: 200-1721
NAD83 COORDINATES: 1840-6281
DATUM: NAD83C
LAT/LONG:

EXISTING CONDITIONS:
PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)
PROPOSED USE:
PROPOSED NUMBER OF LOTS = 2
PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.
PARKING: 4 LEVELS BELOW GRADE
AUTOMOBILE PARKING
(RESIDENTIAL-UNASSIGNED): 473
(RESIDENTIAL-UNASSIGNED): 6
AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
ACCESSIBLE PARKING: 10
MOTORCYCLE PARKING: 50
BICYCLE PARKING: 187
RESIDENTIAL UNITS: 389
RETAIL/COMMERCIAL UNITS: 6
OWNER/DEVELOPER:
BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
Phone no. (619) 269-3444
PROJECT ADDRESS:
1169 EIGHTH AVENUE
SAN DIEGO, CA. 92101
PROJECT NAME:
8TH AND B
SHEET TITLE:
MAP EXHIBIT
TENTATIVE MAP WAIVER NO.: _____
CITY PROJECT NUMBER: 1077833

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 11/28/2022
Sheet **5** of **9**
DEP # _____



1 NORTH ELEVATION
3/64" = 1'-0"

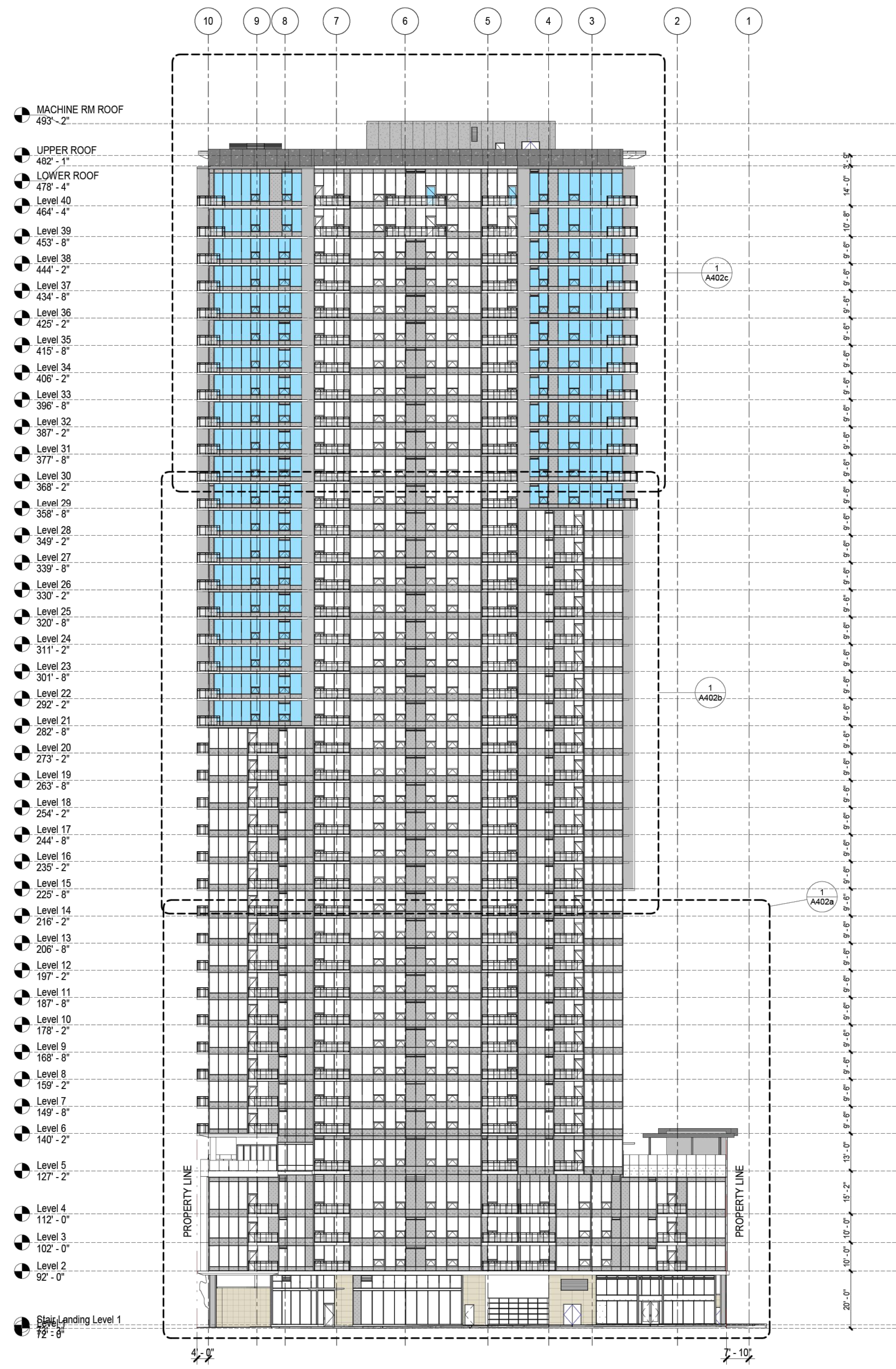
NOTE:
BUILDING PLANS DATED: 08-19-21,
PROVIDED BY ARCHITECT ON 10-14-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

<p>PROJECT TEAM: CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 (619) 269-3444 ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS 2359 FOURTH AVENUE SAN DIEGO, CA. 92101-1606 TEL: (619) 233-6777</p>	<p>EXISTING CONDITIONS: PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)</p> <p>PROPOSED USE: PROPOSED NUMBER OF LOTS = 2 PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C. PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.</p>
<p>LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 22003.</p> <p>ZONING DESIGNATION: ZONE: CCPD-RE</p> <p>ASSESSOR'S PARCEL NUMBER: 534-183-01</p> <p>PROJECT INDEX: LAMBERT COORDINATES: 200-1721 NAD83 COORDINATES: 1840-6281 DATUM: NAD83C LAT/LONG:</p>	<p>PARKING: 4 LEVELS BELOW GRADE AUTOMOBILE PARKING (RESIDENTIAL-ASSIGNED): 473 (RESIDENTIAL-UNASSIGNED): 6 AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14 ACCESSIBLE PARKING: 10 MOTORCYCLE PARKING: 50 BICYCLE PARKING: 187 RESIDENTIAL UNITS: 389 RETAIL/COMMERCIAL UNITS: 6</p>
<p>OWNER/DEVELOPER: BOSA CALIFORNIA LLC, a California Limited Liability Company 121 WEST MARKET STREET SAN DIEGO, CA. 92101 TEL.: (619) 702-0760</p>	<p>Revision 1: _____ Revision 2: _____ Revision 3: _____ Revision 4: _____ Revision 5: _____ Revision 6: _____ Revision 7: _____ Revision 8: _____ Original Date: 11/28/2022</p>
<p>PREPARED BY: Name: KETTLER LEWECK ENGINEERING Address: 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 Phone no. (619) 269-3444</p> <p>PROJECT ADDRESS: 1169 EIGHTH AVENUE SAN DIEGO, CA. 92101</p>	<p>Sheet 6 of 9</p> <p>DEP # _____</p>



- MACHINE RM ROOF
493' - 2"
- UPPER ROOF
482' - 1"
- LOWER ROOF
478' - 4"
- Level 40
464' - 4"
- Level 39
453' - 8"
- Level 38
444' - 2"
- Level 37
434' - 8"
- Level 36
425' - 2"
- Level 35
415' - 8"
- Level 34
406' - 2"
- Level 33
396' - 8"
- Level 32
387' - 2"
- Level 31
377' - 8"
- Level 30
368' - 2"
- Level 29
358' - 8"
- Level 28
349' - 2"
- Level 27
339' - 8"
- Level 26
330' - 2"
- Level 25
320' - 8"
- Level 24
311' - 2"
- Level 23
301' - 8"
- Level 22
292' - 2"
- Level 21
282' - 8"
- Level 20
273' - 2"
- Level 19
263' - 8"
- Level 18
254' - 2"
- Level 17
244' - 8"
- Level 16
235' - 2"
- Level 15
225' - 8"
- Level 14
216' - 2"
- Level 13
206' - 8"
- Level 12
197' - 2"
- Level 11
187' - 8"
- Level 10
178' - 2"
- Level 9
168' - 8"
- Level 8
159' - 2"
- Level 7
149' - 8"
- Level 6
140' - 2"
- Level 5
127' - 2"
- Level 4
112' - 0"
- Level 3
102' - 0"
- Level 2
92' - 0"
- Stair Landing Level 1
72' - 8"

1 EAST ELEVATION
A402 3/64" = 1'-0"

NOTE
BUILDING PLANS DATED: 08-19-21,
PROVIDED BY ARCHITECT ON 10-14-22.

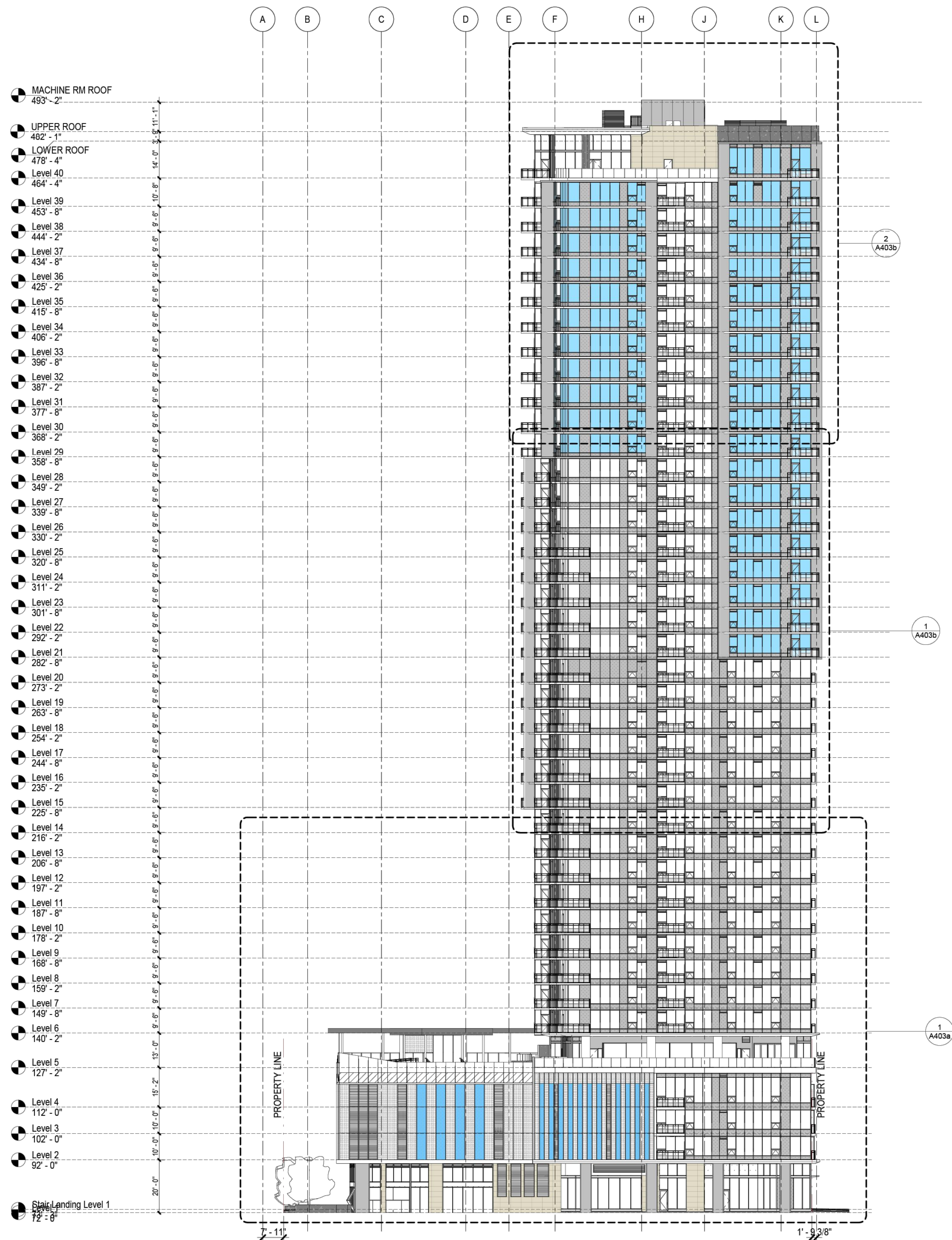
ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

<p>PROJECT TEAM: CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 (619) 269-3444 ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS 2359 FOURTH AVENUE SAN DIEGO, CA. 92101-1606 TEL: (619) 233-6777</p> <p>LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 22003.</p> <p>ZONING DESIGNATION: ZONE: CCPD-RE</p> <p>ASSESSOR'S PARCEL NUMBER: 534-183-01</p> <p>PROJECT INDEX: LAMBERT COORDINATES: 200-1721 NAD83 COORDINATES: 1840-6281 DATUM: NAD83C LAT/LONG:</p> <p>PREPARED BY: Name: KETTLER LEWECK ENGINEERING Address: 1620 FIFTH AVENUE, SUITE 675 SAN DIEGO, CA. 92101 Phone no. (619) 269-3444</p> <p>PROJECT ADDRESS: 1169 EIGHTH AVENUE SAN DIEGO, CA. 92101</p> <p>PROJECT NAME: 8TH AND B</p> <p>SHEET TITLE: TENTATIVE ELEVATION: EAST TENTATIVE MAP WAIVER NO: CITY PROJECT NUMBER: 1077833</p>	<p>EXISTING CONDITIONS: PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)</p> <p>PROPOSED USE: PROPOSED NUMBER OF LOTS = 2 PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C. PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.</p> <p>PARKING: 4 LEVELS BELOW GRADE AUTOMOBILE PARKING (RESIDENTIAL-UNASSIGNED): 473 (RESIDENTIAL-UNASSIGNED): 6 AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14 ACCESSIBLE PARKING: 10 MOTORCYCLE PARKING: 50 BICYCLE PARKING: 187 RESIDENTIAL UNITS: 389 RETAIL/COMMERCIAL UNITS: 6</p> <p>OWNER/DEVELOPER: BOSA CALIFORNIA LLC, a California Limited Liability Company 121 WEST MARKET STREET SAN DIEGO, CA. 92101 TEL.: (619) 702-0760</p>
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Revision 1:	_____
Revision 2:	_____
Revision 3:	_____
Revision 4:	_____
Revision 5:	_____
Revision 6:	_____
Revision 7:	_____
Revision 8:	_____
Original Date:	11/28/2022
Sheet	7 of 9
DEP #	_____



1 SOUTH ELEVATION
3/64" = 1'-0"

NOTE:
BUILDING PLANS DATED: 08-19-21,
PROVIDED BY ARCHITECT ON 10-14-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
(619) 269-3444
ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
2359 FOURTH AVENUE
SAN DIEGO, CA. 92101-1606
TEL: (619) 233-6777

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:
ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:
534-183-01

PROJECT INDEX:
LAMBERT COORDINATES: 200-1721
NAD83 COORDINATES: 1840-6281
DATUM: NAD83C
LAT/LONG:

EXISTING CONDITIONS:
PARCEL 1 AREA = 0.852 ACRES. (37,096 SQ. FT.)

PROPOSED USE:
PROPOSED NUMBER OF LOTS = 2
PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
PROPOSED LOT 2 AREA (CITY PARK) = 0.529 A.C.

PARKING: 4 LEVELS BELOW GRADE
AUTOMOBILE PARKING
(RESIDENTIAL-ASSIGNED): 473
(RESIDENTIAL-UNASSIGNED): 6
AUTOMOBILE PARKING (COMMERCIAL/RETAIL): 14
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MOTORCYCLE PARKING: 50
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RETAIL/COMMERCIAL UNITS: 6

OWNER/DEVELOPER:
BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1169 EIGHTH AVENUE
SAN DIEGO, CA. 92101

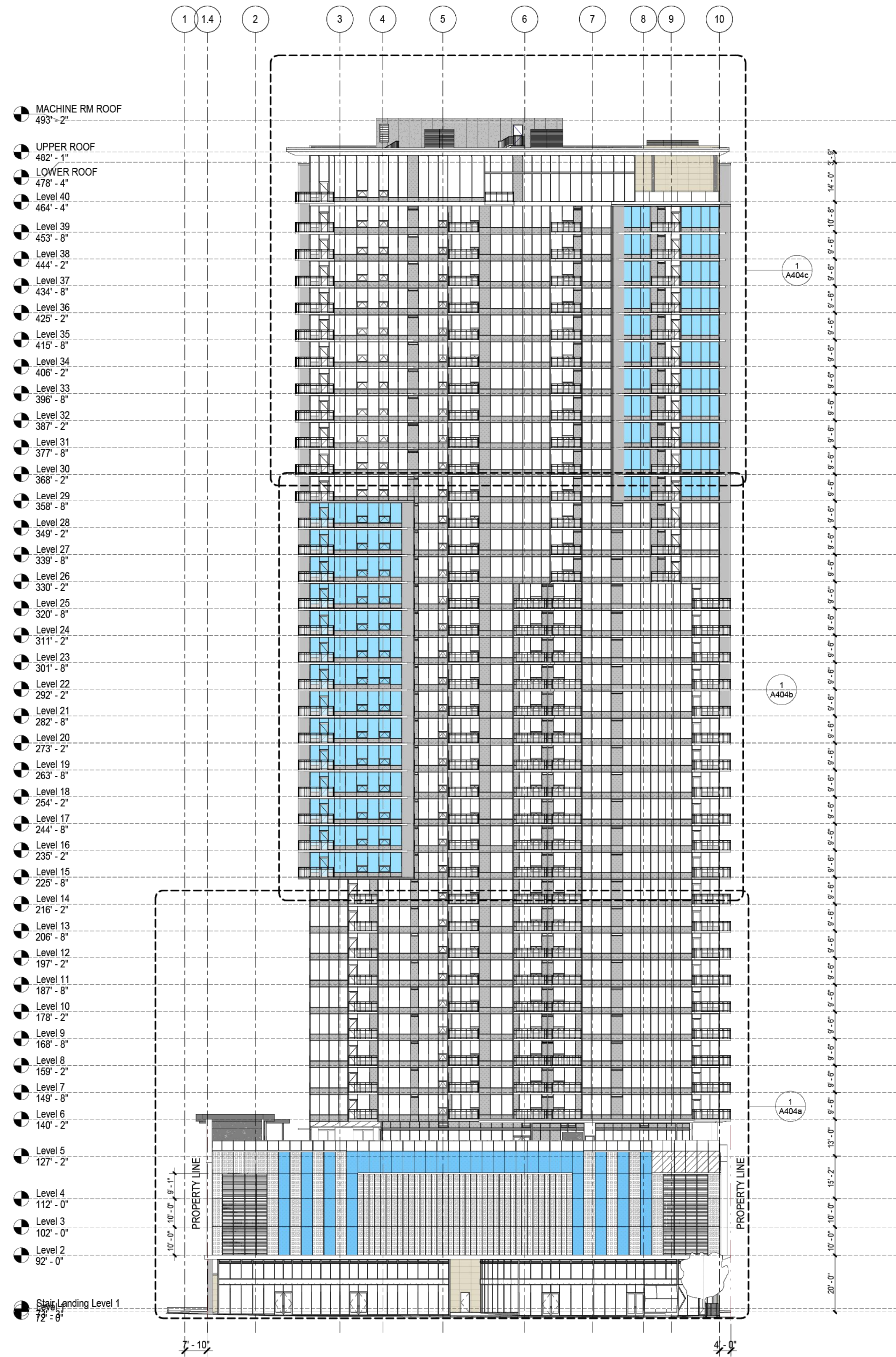
PROJECT NAME:
8TH AND B

SHEET TITLE:
BUILDING ELEVATION: SOUTH
TENTATIVE MAP WAIVER NO:
CITY PROJECT NUMBER: 1077833

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 11/28/2022

Sheet **8** of **9**

DEP # _____



1 WEST ELEVATION
A404 3/64" = 1'-0"

NOTE:
BUILDING PLANS DATED: 08-19-21,
PROVIDED BY ARCHITECT ON 10-14-22.

ENGINEER OF WORK
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
PHONE NO. (619) 269-3444

BY: _____ DATE _____

KETTLER LEWECK
ENGINEERING

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
(619) 269-3444
ARCHITECT: JOSEPH WONG DESIGN ARCHITECTS
2359 FOURTH AVENUE
SAN DIEGO, CA. 92101-1606
TEL: (619) 233-6777

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 22003.

ZONING DESIGNATION:
ZONE: CCPD-RE

ASSESSOR'S PARCEL NUMBER:
534-183-01

PROJECT INDEX:
LAMBERT COORDINATES: 200-1721
NAD83 COORDINATES: 1840-6281
DATUM: NAD83C
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EXISTING CONDITIONS:
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PROPOSED LOT 1 AREA (MIXED USE) = 0.852 A.C.
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(RESIDENTIAL-ASSIGNED): 473
(RESIDENTIAL-UNASSIGNED): 6
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MOTORCYCLE PARKING: 50
BICYCLE PARKING: 187
RESIDENTIAL UNITS: 389
RETAIL/COMMERCIAL UNITS: 6

OWNER/DEVELOPER:
BOSA CALIFORNIA LLC,
a California Limited Liability Company
121 WEST MARKET STREET
SAN DIEGO, CA. 92101
TEL.: (619) 702-0760

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA. 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
1169 EIGHTH AVENUE
SAN DIEGO, CA. 92101

PROJECT NAME:
8TH AND B

SHEET TITLE:
BUILDING ELEVATION: WEST
TENTATIVE MAP WAIVER NO:
CITY PROJECT NUMBER: 1077833

Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____
Revision 8: _____
Original Date: 11/28/2022

Sheet **9** of **9**
DEP # _____

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 3236412
FOR EIGHTH & B TENTATIVE MAP WAIVER – PROJECT NO. 1077833

WHEREAS, BOSA CALIFORNIA, LLC, Subdivider, and KETTLER LEWECK ENGINEERING, Engineer, submitted an application with the City of San Diego for Map Waiver No. 3236412, to waive the requirement for a Tentative Map for the creation of 389 residential condominiums and six (6) commercial condominiums (“Project”) for a 40-story mixed-use development. The Project site is located at 1169 Eighth Avenue on the south side of B Street between Eighth and Ninth Avenues in the East Village neighborhood of the Downtown Community Plan (DCP) area and within the Residential Emphasis land use district of the Centre City Planned District (CCPD-RE), Transit Priority Area Overlay, and Council District 3.

WHEREAS, the Project site is legally described as Parcel 1, in the City of San Diego, County of San Diego, State of California, According to Map Thereof Parcel Map No. 22003 Filed April 07, 2023 of Book of Parcel Maps;

WHEREAS, the Map Waiver proposes the subdivision of a 0.852-acre (37,096-square-foot) site into 389 residential condominium units and six (6) commercial condominium units;

WHEREAS, Development within the DCP area is covered under the following documents, referred to collectively as the “Downtown FEIR”: the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency (“Former Agency”) and the San Diego City Council (“City Council”) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively);

subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561);

WHEREAS, Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA;

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 389 and the total number of commercial condominium units is six (6);

WHEREAS, on April 03, 2024, the Hearing Officer of the City of San Diego considered Tentative Map Waiver (TMW) No. 3236412, and pursuant to Sections 125.0122 and 125.0440 of the San Diego Municipal Code (SDMC) and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to TMW No. 3236412:

Findings for a Tentative Map Waiver – SDMC 125.0123 and 125.0440

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

The Project is in conformance with the Land Use and Housing Chapter and Neighborhoods and Districts Chapter of the DCP which contains policies, goals, and objectives that furthers the DCP's guiding principle—to provide for intense yet livable developments, as described below.

Within the Land Use and Housing Chapter of the DCP, the goals and policies seek to target a residential buildout population of approximately 90,000 people of diverse incomes to create vitality and opportunities for living close to jobs and transit. The Project is within the Residential Emphasis land use district which accommodates primarily residential development with ground floor commercial use. By providing residential condominiums within the RE land use district, it will provide homeownership rather than rental to further diversify the range of housing opportunities. Therefore, the Project is consistent with the following Goals and Policies: 3.2-G-1 to target a residential

population of approximately 90,000, and Downtown employment of over 165,000 by 2030, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies; and 3.3-P-5 to encourage a diverse mix of housing opportunities within residential projects.

The Land Use and Housing Chapter contains goals and policies for Affordable Housing. The Project is subject to the Inclusionary Housing Regulations with the intent of encouraging diverse and balanced neighborhoods for households of all income levels. The Owner/Permittee proposes compliance with the Inclusionary Housing Regulations by payment of the Inclusionary In-Lieu Fee into the Affordable Housing Fund; therefore, the Project is consistent with the following Goal: 3.4-G-1 to continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.

The Neighborhoods and Districts Chapter of the DCP envisions East Village neighborhood as a thriving residential and mixed-use community with the highest residential intensities downtown. East Village is projected to contain 46,000 residents and 39,000 employees at full buildout. In addition, the Project site is located within the Northwest sub-district of the East Village Neighborhood which is poised to become Downtown's residential core with residential towers and ground-level commercial uses. Pursuant to the CCPDO, the site has a base minimum floor-area-ratio (FAR) of 6.0 and a base maximum FAR of 10.0 with potential FAR bonuses when the development provides certain public benefits or development amenities, such as urban open space, eco roof, three-bedroom bonuses, or FAR bonus payments. Under building permit PMT-3266652, the associated development is proposing a total FAR of 14.99. With the site's proximity to Fifth Avenue Trolley stop (approximately 1,000 feet), Balboa Park, City College, PETCO Park, and the Gaslamp Quarter, the site is centrally located and within walking distance to Downtown destinations and transit. By providing a balance of commercial and residential uses, the Project is consistent with the following Policies: Policy 6.5-G-6 to develop Northwest as the most intensive residential area in concert with its central location, transit access, and available redevelopment sites and Policy 6.5-G-7 to establish a Neighborhood Center between Seventh and Ninth Avenues as the activity focus for residents and with a cultural emphasis.

The Project condominiums will supply a diverse range of housing opportunities within an appropriate neighborhood and land use district, further meet the population goals for the neighborhood, and provide funds for the Affordable Housing Fund. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan specifically the Land Use and Housing Chapter and Neighborhoods and Districts Chapter.

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

This Project is a subdivision only and does not propose any additional development beyond the proposed public improvements and dedications per the approved Right-of-Way Permit No. 2546218. The construction of the 40-story mixed-use development is a ministerial action that is currently in review and does not request any discretionary actions or deviations from development regulations. The Project is in an RE land use district that accommodates primarily residential development with ground floor commercial use. Residential and commercial uses may be condominiums provided that the subdivider requests a TMW to file a Final Map on a single parcel that was previously mapped and monumented. The property was previously a four-lot property; however, it was consolidated to two lots. Lot 1 is the subject property and Lot 2 is for a future park referred to as North Central Square on Figure 4-1 of the DCP. The Project does not affect, nor does it propose any deviations from the development regulations of the currently in review mixed-use development (PMT-3266652). Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project site is approximately 37,096 square feet and is currently under construction with a building permit (PMT-3266652) in review for the construction of a 40-story mixed-use development with a four-story podium and four-story below grading parking, wrapped retail spaces and residential lobby on the ground floor, and residential on the upper floors. The Project proposes the subdivision of an existing single parcel into 389 residential and six (6) commercial condominiums for the mixed-use development, consistent with the DCP vision for RE land use district to accommodate primarily residential development with ground floor commercial use.

The Project site is within an area containing a mixture of high-intensity and high-density development and surrounded by uses such as high-rise residential apartments to the north, a telecommunications facility and mid-rise office to the east, mid- and high-rise residential to the south, and a high-rise office to the west. The Project is consistent with the RE land use district in that it requires at least 80 percent of the gross floor area must be occupied by residential uses and non-residential uses may occupy no more than 20 percent of the gross floor area. Pursuant to the CCPDO, the site has a base minimum floor-area-ratio (FAR) of 6.0 and a base maximum FAR of 10.0 with potential FAR bonuses when the development provides certain public benefits or development amenities, such as urban open space, eco roof, 3-bedroom bonuses, or FAR bonus payments. Under building permit PMT-3266652, the associated development is proposing a total FAR of 14.99. The development intensity, measured by FAR, is therefore compliant with the land development regulations of the CCPDO and the physical suitability of the site and as indicated in Finding 1, incorporated here by reference, is consistent with DCP Policy 6.5-G-6 for the district and is compatible with similar uses in the surrounding neighborhood. The Project contains a mix of uses that are consistent with surrounding uses as well as the goals and policies of the DCP, proposes a density that is permitted in the CCPDO, and contributes to the achievement of the population and employment goals of the DCP. Therefore, the site is physically suitable for the density of development.

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

On January 18, 2024, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). This Project is a subdivision only and does not propose any additional development beyond the proposed public improvements and dedications per the approved Right-of-Way Permit No. 2546218. Moreover, the Project site is located within the urbanized environment of Downtown and is currently under construction. There are no watercourses or environmentally sensitive lands harboring fish or wildlife or their habitat on or adjacent to the Project site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Project, to create 389 residential and six (6) commercial condominium units, will be contained within the metes and bounds of Parcel 1 and within the future 40-story mixed-use development structure currently under construction. The creation of homeownership will foster a range of housing opportunities suitable for urban environments. Thus, providing for the projected 46,000 residents of East Village which will result in a more active neighborhood, improve public safety, and increase neighborhood vitality and welfare through increased economic support for local businesses.

The Project site is served by existing utilities such as electrical, water and sewer which most will remain and be protected in place. The TMW includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees to achieve compliance with the requirements of the SDMC and the Subdivision Map Act. Such off-site improvements will include replacing curb, gutter, and sidewalk on Eighth Avenue, B Street, and Ninth Avenue. Other public improvement will require new street trees, sidewalk paving, streetlights, and litter containers in the rights-of-way adjacent to the Project site. These improvements will advance the public health, safety, and welfare by providing enhanced, well-lit walking areas for pedestrians and a visually appealing streetscape. The street trees will provide additional benefits in the form of shade for pedestrians, reduced heat island effect, and increased carbon sequestration, all of which are improvements to public health. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The Project site is on a private lot with no existing easements acquired by the public at large for access through or use of property within the subdivision. The Project, to create 389 residential and six (6) commercial condominium units, will be contained within the metes and bounds of Parcel 1 and within the future 40-story mixed-use development structure. Pedestrian access is provided via public street on B Street, Ninth Avenue, and Eighth Avenue. Vehicle access is provided via private driveways on B Street and Ninth Avenue. The subdivision does not propose any additional development beyond the proposed public improvements and dedications per the approved Right-of-Way Permit No. 2546218, including street trees, tree grates, sidewalk paving, streetlights, and litter containers. These improvements to the property and adjacent rights-of-way help to create walkable pedestrian thoroughways into and around the site. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The Project will be contained within the metes and bounds of Parcel 1 and within the future 40-story mixed-use development structure. The Project will comply with the Climate Action Plan (CAP) Checklist with the approval of the draft map conditions and TMW exhibit such as including roofing material with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California green building standards code. Therefore, the approval of this TMW will provide to the extent feasible future passive or natural heating and cooling opportunities.

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

The Project will provide homeownership to diversify the range of housing opportunities for the targeted residential population of approximately 90,000 by 2030 within Downtown, specifically the projected 46,000 residents of East Village. In addition, the Owner/Permittee has indicated they will comply with the Inclusionary Housing Regulations by payment of the Inclusionary In-Lieu Fee into the Affordable Housing Fund.

The Project is within the maximum FAR applicable to the site; thus, the development intensity does not exceed the capacity of nearby public services. All appropriate public services (including public transit, fire, police, parks, libraries, medical services, and schools) as well as necessary utilities exist within the built out, high-density Downtown community and provide adequate services for the proposed subdivision. Moreover, the Environmental Analysis Section determined that the Project will not exceed future needs for public services, as analyzed in the Downtown FEIR. The Project also complies with public improvement requirements through conditions for the construction of improvements to the rights-of-way adjacent to the Project site, including enhanced sidewalk paving, new street trees and tree wells, new streetlights, and new litter

receptacles. Moreover, the Project pays applicable development impact fees to support additional public improvements as necessary. Therefore, there would be no additional demand for public services or available fiscal resources associated with the Project.

Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to, such resources. The proposed subdivision was reviewed by the Environmental Analysis Section on January 18, 2024, which determined that the proposed subdivision is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001), which includes an assessment of public services for Downtown at full buildout. Accordingly, the proposed division of land complies with the requirements established by the Subdivision Map Act and SDMC as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and SDMC. Therefore, there would be no additional demand for available environmental resources associated with the Project.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Map Waiver No. 3236412 is hereby granted to BOSA CALIFORNIA, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By  _____

Johnwilly Aglupos
Development Project Manager, Urban Division
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 3236412
EIGHTH & B TENTATIVE MAP WAIVER - PROJECT NO. 1077833
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire April 03, 2027.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this Project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the recordation of the Certificate of Compliance, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
7. Prior to issuance of any residential building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary In-Lieu Fee. The fee shall be invoiced by the City of San Diego and paid to the City Treasurer.

ENGINEERING

8. The Subdivider shall construct the required Public Improvements and dedications per approved Right-of-Way Permit No. 2546218 including new curbs, gutters, sidewalks, driveways and curb ramp.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Eighth Avenue, B Street and Ninth Avenue.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into 389 residential condominiums and six (6) commercial condominiums units shall be recorded in the San Diego County Recorder's Office.
13. Prior to the recordation of the Certificate of Compliance, all conditions in the TMW Resolution of Approval must be satisfied.
14. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such

facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>	
Project Name: 1169 8th Map Waiver		Project Number: PRJ-1077833	
Community: Downtown			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: September 20,
# of Members Yes 15	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Manny Rodriguez			
TITLE: Chair, Downtown Community Planning Council		DATE: October 09, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

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

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: Paul _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: Paul _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

**DOWNTOWN
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
CONSISTENCY EVALUATION
FOR THE
8th and B Tentative Map Waiver
PRJ No. 1077833**

February 2024

Prepared for: City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by: Kelli Rasmus, Associate Planner

DOWNTOWN FEIR CEQA CONSISTENCY EVALUATION

1. **PROJECT TITLE:** 8th and B Tentative Map Waiver ("Project")
2. **APPLICANT:** Bosa California, LLC 121 West Market Street, San Diego, CA 92101
3. **PROJECT LOCATION:** The project site is located at 1169 8th Avenue in the City of San Diego.
4. **PROJECT SETTING:** The Downtown Community Plan (DCP) area includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest. The major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South and the City of Coronado to the west across San Diego Bay.

The site is primarily surrounded by commercial development, with the San Diego Symphony Towers to the north, San Diego County Health and Human Services to the east the Marriott Hotel to the east and restaurants to the south within the East Village neighborhood of the Downtown Community Plan area. The MTS trolley line is located just to the south. The property is zoned as CCPD-RE (Centre City Planned District) on the City's Zoning Map; designated for multiple uses within the City's General Plan Land Use Map; and designated Residential Emphasis in the DCP.

5. **PROJECT DESCRIPTION:** Tentative Map Waiver for the creation of 389 residential condominiums and 6 commercial condominiums within a 40-story mixed-use development consisting of a four-story podium and a four-story below grade parking, wrapped retail spaces, a residential lobby on the ground floor, and residential on the upper floors. A building permit associated with the 40-story mixed use development is currently under review. The creation of residential and commercial condominiums via a tentative map waiver is not considered an integral project component of the construction of the mixed-use development currently under review. This proposed mapping action is a subdivision only and does not propose any additional physical development.
6. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:** The following environmental document and its appendices, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference, include the project site within the DCP area:
 1. FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265), with date of final passage on March 14, 2006.
 2. Addendum to the FEIR for the amendments to the Centre City Redevelopment Plan, DCP,

and CCPDO certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.

3. Second Addendum to the FEIR for amendments to the DCP, CCPDO, and Centre City Redevelopment Plan certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.
4. Third Addendum to the FEIR for the Residential Emphasis District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.
5. Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.
6. Fifth Addendum to the FEIR for amendments to the CCPDO Establishing an Industrial Buffer Overlay Zone certified by the City Council (Resolution No. R-308724) with date of final passage on February 12, 2014.
7. Sixth Addendum to the FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with date of final passage on July 14, 2014.
8. Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution No. R-310561).
9. Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council (Resolution No. R-311016) on April 4, 2017.
10. Seventh Addendum to the FEIR for the Tailgate Park Project certified by the City Council (Resolution R313302) with date of final passage on November 17, 2020.
11. City of San Diego FEIR for the Climate Action Plan (CAP FEIR) certified by the City Council on December 15, 2015, (Resolution No. R-310176), including the Addendum to the CAP FEIR certified by the City Council on July 12, 2016.
12. City of San Diego Final Program Environmental Impact Report No. 2019060003 for Complete Communities: Housing Solutions and Mobility Choices (Complete Communities FPEIR) certified by the City Council on November 17, 2020 (Resolution No. R-313279); and associated resolutions amending the Land Development Manual to amend the City's CEQA Significance transportation thresholds, and adding the new Transportation Study Manual and Mobility Choices Regulations Implementing Guidelines, all relating to the City's Complete Communities Mobility Choices Program (Resolution Number R-313280). The Mobility Choices Regulations were adopted by City Council Ordinance No. 0-21274 on December 9, 2020.

As used herein, the term "Downtown FEIR" refers to the 2006 FEIR and all the addenda referenced above. The Downtown FEIR, CAP FEIR, and Complete Communities FPEIR are

“Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the proposed Project.

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

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

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

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

<https://www.sandiego.gov/planning/community/profiles/downtown/eirs>. The CAP FEIR and Complete Communities FEIR are available at: <https://www.sandiego.gov/ceqa/final>.

7. **PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS:** See attached Environmental Checklist.
8. **MITIGATION, MONITORING, AND REPORTING PROGRAM:** Mitigation may include, but is not necessarily limited to, the mitigation measures included in the Downtown FEIR MMRP as updated by the Seventh Addendum. Some of the mitigation measures found in the MMRP are DCP-wide and implemented on an ongoing basis regardless of whether the project is enacted, e.g., transportation improvements. Other measures are to be specifically implemented by development projects as they come forward. There have been no CEQA related impacts

associated with this project and an MMRP is not required.

- 9. DETERMINATION:** In accordance with Sections 15168, 15162, and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the Downtown FEIR, the CAP FEIR, and the Complete Communities FPEIR.

These documents address the potential environmental effects of future development within the DCP based on buildout forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density.

Based on this analysis, the Downtown FEIR and CAP FEIR, as listed in Section 6 above, conclude that development of Downtown would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (Direct [D])
- Land Use: Ballpark Noise (LU-B.1) (D)
- Land Use: Ballpark Lighting (LU-B.5) (D)
- Noise: Interior from Traffic Noise (NOI-B.1)(D)
- Noise: Interior from Ballpark Noise (NOI-B.2)(D)

Significant and Not Mitigated Impacts

- Aesthetics/Visual Quality: Views of Bay and Bay Bridge(VIS-B.1) (D)
- Air Quality: Construction Emissions (AQ-B.1) (Cumulative [C])
- Air Quality: Mobile-source Emissions (C)
- Historical Resources: Historical (D/C)
- Historical Resources: Archaeological (D/C)
- Land Use: Traffic Noise (LU-B.2) (D)
- Land Use: Aircraft Noise (LU-B.3) (D)¹
- Land Use: Railroad Noise (LU-B.4) (D)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6)(D/C)
- Noise: Traffic Noise Level Increase on Grid Streets (NOI-A.1)(D/C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1)(D)
- Noise: Exterior Aircraft Noise in Residential Development (NOI-C.2)(D)
- Noise: Exterior Traffic Noise in Public Parks and Plazas (NOI-D.1)(D)
- Noise: Exterior Aircraft Noise in Public Parks and Plazas (NOI-D.2)(D)
- Parking: Excessive Parking Demand (TRF-D.1)(D/C)
- Traffic: Impact on Grid Streets (TRF-A.1.1)(D)
- Traffic: Impact on Surrounding Streets (TRF-A.1.2)(D/C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2.1)(D/C)
- Traffic: Impact from Removal of Cedar Street Ramp (TRF-A.2.2) (D)
- Water Quality: Urban Runoff (WQ-A.1)(C)

In certifying the Downtown FEIR and approving the DCP, the City Council adopted a Statement of Overriding Considerations, which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological, or other factors including the following:

Overriding Considerations

- Develop Downtown as the primary urban center for the region.
- Maximize employment opportunities within the DCP area.
- Develop full-service, walkable neighborhoods linked to the assets the DCP area offers.
- Increase and improve park and public spaces.
- Maximize the advantages of Downtown's climate and waterfront setting.
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.
- Integrate historical resources into the DCP.
- Facilitate and improve the development of business and economic opportunities located in the DCP area.
- Integrate health and human services into neighborhoods within Downtown.
- Encourage a regular process of review to ensure the DCP and related activities are best meeting the vision and goals of the DCP.

SUMMARY OF FINDINGS: In accordance with PRC Section 21166 and CEQA Guidelines Sections 15168, 15162, and 15180(c) the following findings are derived from the environmental review documented by this Consistency Evaluation and the Downtown FEIR, CAP FEIR, and Complete Communities FPEIR,:

1. No substantial changes are proposed in the Downtown area, or with respect to the circumstances under which the Downtown is anticipated to develop, which will require important or major revisions in the Downtown FEIR, CAP FEIR, or Complete Communities FPEIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;
2. No new information of substantial importance to the Downtown area, which was not known and could not have been known with the exercise of reasonable diligence at the time the Downtown FEIR, CAP FEIR, and Complete Communities FPEIR were certified as complete, has become available that shows the project will have any new significant and unmitigated effects not discussed previously in the Downtown FEIR, CAP FEIR, and Complete Communities FPEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR, CAP FEIR, Complete Communities FPEIR, as mitigated; or that any mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects on the environment, or that any mitigation measures or alternatives, which are considerable different from those analyzed in the Downtown FEIR, CAP FEIR, Complete Communities FPEIR, would substantially reduce one or more significant effects on the environment.
3. The proposed project will have no significant effect on the environment, except as identified and considered in the Downtown FEIR, CAP FEIR, Complete Communities FPEIR, that analyze Downtown and its geographic area.
4. Because no Subsequent EIR would be required under CEQA Guidelines Section 15162, the City can approve the proposed project as being within the scope of the Downtown FEIR, CAP FEIR, Complete Communities FPEIR, and no new environmental document is required.

Jeff Szymanski

Senior Planner, City of San Diego

Signature of Preparer/Lead Agency Representative

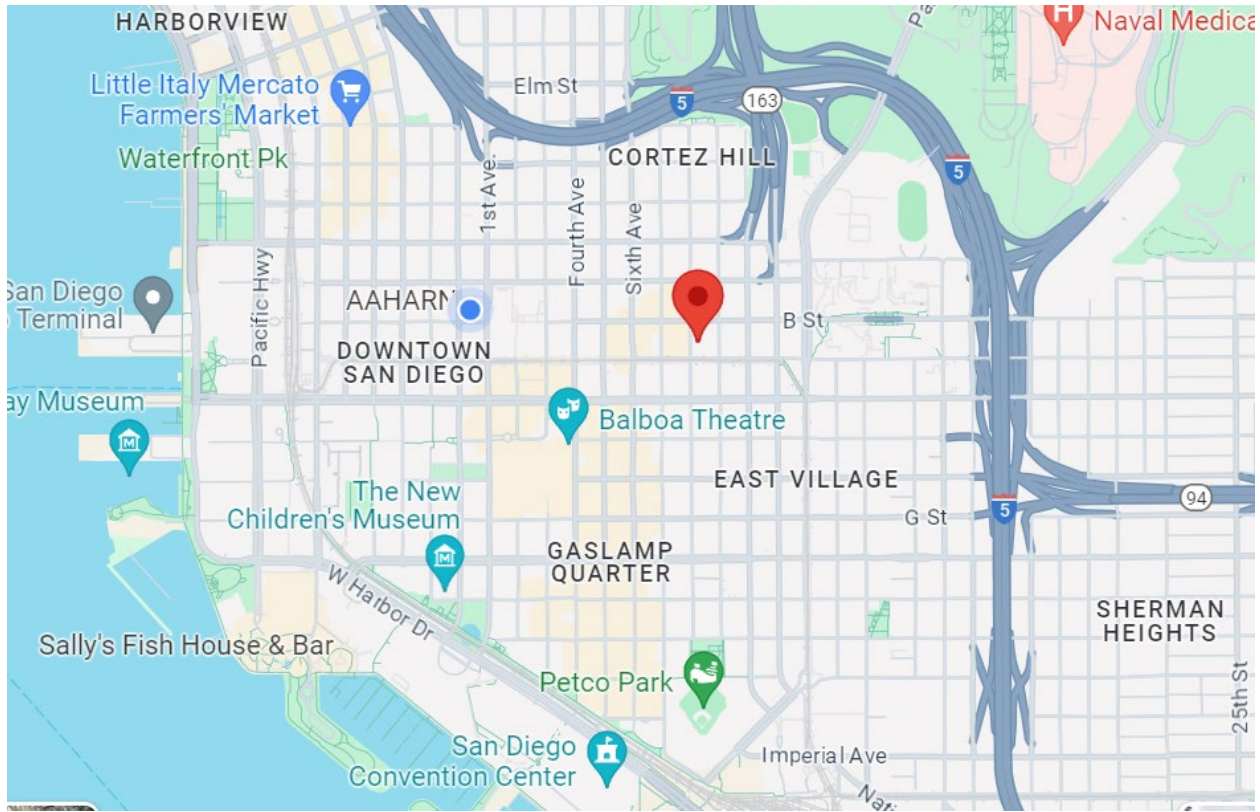
1/18/2024

Date

Attachment(s): Environmental Checklist

Figure 1: Vicinity/Location Map

Figure 1- Vicinity Map



ENVIRONMENTAL CHECKLIST

The following Consistency Evaluation table is the written environmental checklist for evaluating the potential environmental effects of the project to determine if there are any new significant and unmitigated impacts compared to the impacts analyzed in the Downtown FEIR, CAP FEIR, and Complete Communities FPEIR to determine if an SEIR is required. As a result, the impacts are classified into one of the following categories:

- **Significant and Not Mitigated (SNM)** indicates that Downtown FEIR mitigation measures may be applicable that do not reduce the impact to below a level of significance, but the significant and unmitigated impact was already identified in the Downtown FEIR so no further environmental documentation is required beyond this Consistency Evaluation and project record. If the significant and unmitigated impact was not identified in the Downtown FEIR, or applicable sections of the CAP FEIR, then it is noted in the analysis as a significant and unmitigated impact.
- **Significant but Mitigated (SM)** indicates that FEIR mitigation measures or other feasible mitigation measures would be applicable and are accepted so no further environmental documentation is required beyond this Consistency Evaluation and project record.
- **Not Significant (NS)** indicates that the project would not result in a significant impact and no further environmental documentation is required beyond this Consistency Evaluation and project record.

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the project when compared to applicable analysis in the Downtown FEIR, CAP FEIR, and Complete Communities FPEIR. An impact conclusion (in ***bold italic*** text) follows each threshold question that reflects the project impact conclusion as determined by this Consistency Evaluation. The project impact conclusion is followed by a summary of the Downtown FEIR, Complete Communities FPEIR, and/or CAP FEIR impacts and a discussion of the project impacts based on the applicable analysis. The impact classifications checked in the columns to the right of the checklist reiterate the project impact conclusion.

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY						
<p>(a) Substantially disturb a scenic resource, vista, or view from a public viewing area or substantially degrade a scenic resource? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to a scenic resource, vista, or view would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, no designated scenic resources exist within the DCP area, although there is an approximately 0.25-mile-long portion of the segment of State Route 163 from Ash Street to Interstate 8, which is eligible for designation as a California Scenic Highway. This segment of State Route 163 is not adjacent to the site.</p> <p>Views of scenic resources do exist in the DCP and include the San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline. These views are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area.</p> <p>However, the project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and no physical development is associated with this action.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Impacts to on-site scenic resources are not significant.</p> <p>Pursuant to CEQA Guidelines Section 15162, the Project would not result in any new or more severe impacts related to scenic resources than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u></p> <p>As discussed in the Downtown FEIR, it is anticipated that the DCP would not adversely affect neighborhood character as the DCP would likely enhance neighborhood character through goals and policies related to landscaping, bulk and scale limitations, and urban design guidelines.</p> <p><u>Project Summary:</u></p> <p>The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development. No physical development is associated with this action, therefore the project would not introduce bulk, scale, color or design elements that would conflict with surrounding development.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
more severe impacts related to incompatibility than those identified in the Downtown FEIR. No mitigation is required.						
<p>(c) Substantially affect daytime or nighttime views in the area due to lighting? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts associated with light or glare would occur with implementation of the DCP because the DCP and CCPDO include policies and regulations to minimize adverse lighting effects. The SDMC also contains a Light Pollution ordinance to protect sensitive land uses from excessive light generated by development.</p> <p><u>Project Summary:</u> No physical development is associated with the project and no daytime or nighttime views would be impacted.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the Project would not result in any new or more severe impacts related to light and glare than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
2. AGRICULTURAL RESOURCES						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? <i>Not Significant.</i>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to farmland would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, the DCP area does not contain land designated as prime agricultural soils by the Natural Resources Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to farmland than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to agricultural zoning or a Williamson Act contract would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, the DCP area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act contract.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts that would conflict with existing agricultural zoning or a Williamson Act contract than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
3. AIR QUALITY						
<p>(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that, while implementation of the DCP would increase air emissions generated in the DCP area with respect to current levels, the DCP would not conflict with regional air quality planning as it would implement strategies and policies to reduce air pollution.</p> <p><u>Project Summary:</u> The proposed project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and no physical development is associated with this action. Therefore, it would not result in any operational emissions.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to or conflicting with regional air quality than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities could exceed</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>acceptable local standards and pose a health risk to nearby sensitive receptors. The Downtown FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a level of significance. The Downtown FEIR concludes that no significant impacts associated with mobile source, stationary, and hazardous materials emissions would occur with implementation of the DCP. However, mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development would not generate temporary or permanent emissions because there is no physical development associated with the project. No impact would occur.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe air quality impacts to sensitive receptors than those identified in the Downtown FEIR.</p>						
<p>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>that may endanger human health? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities would cause the creation of dust and generate emissions from construction equipment that, when considered together, result in a significant impact. As discussed in Section 3(b), with implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls, impacts would be reduced to below a level of significance.</p> <p><u>Project Summary:</u></p> <p>See response 3 (b), no impacts would occur. No mitigation is required.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe air quality impacts to sensitive receptors than those identified in the Downtown FEIR.</p>						
4. BIOLOGICAL RESOURCES						
<p>(a) Substantially effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by local, state, or federal agencies? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to sensitive species would occur with implementation of the DCP.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> As discussed in the Downtown FEIR, due to the highly urbanized nature of the DCP area, no sensitive plant or animal species, habitats, or wildlife migration corridors are present within the DCP area.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to sensitive species than those identified in the Downtown FEIR because the site is entirely developed. No mitigation is required.</p>						
<p>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state, or federal agencies? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to riparian habitat or other sensitive natural communities would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As identified in the Downtown FEIR, the project site is not within a subregion of the San Diego County Multiple Species Conservation Program. No riparian or sensitive natural habitats exist on site. No impacts would occur.</p>					X	X
5. HISTORICAL RESOURCES						
<p>(a) Substantially impact a significant historical resource, as defined in § 15064.5? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts to historical resources have the potential to occur with implementation of the DCP.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> No physical development is associated with the project. The project is limited to the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use. Impacts to significant historical resources would occur.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to historical resources other than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts to archaeological resources have the potential to occur with implementation of the DCP. The Downtown FEIR identifies Mitigation Measure HIST-B.1-1, which would require pre-construction compliance with local, state, and federal requirements and construction monitoring. The impact would be significant and not mitigated.</p> <p>As discussed in the Downtown FEIR, building demolition and construction have the potential to result in impacts to archaeological resources. However, the Downtown FEIR states that previously excavated areas are generally considered to have low potential for archaeological resources since the soil containing potential resources has been</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>removed.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development would not have the potential to impact archaeological resources. No physical development is proposed as part of the project. No impact would occur.</p>						
<p>(c) Substantially impact a unique paleontological resource or site or unique geologic feature? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts to Paleontological resources have the potential to occur with implementation of the DCP. The Downtown FEIR identifies Mitigation Measure PAL-A.1, which would require pre-construction compliance with local, state, and federal requirements and construction monitoring. After mitigation the impact would be less than significant.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development does not include the excavation of soil and impacts to paleontological resources would not occur.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to resources other than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
6. GEOLOGY AND SOILS						
<p>(a) Substantial health and safety risk associated with seismic or geologic hazards? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts associated with seismic or geologic hazards would occur with implementation of the DCP.</p> <p>As discussed in the Downtown FEIR, the DCP area, including the project site, is located in a seismically active region. The Rose Canyon fault zone, Downtown Graben, and the San Diego Fault traverse the DCP area. According to the Downtown FEIR, a seismic event on these faults could cause significant seismic ground shaking within the DCP area. Implementation of the goals and policies in the DCP and conformance with building construction standards for seismic safety within the California Building Code (CBC) would reduce risk.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development. No physical development is associated with this action and the project would not have the potential to exacerbate any risk associated with seismic or geologic hazards.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to geologic hazards other than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
7. GREENHOUSE GAS EMISSIONS						
<p>(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The DCP provides for the growth and buildout of the DCP area. The CAP FEIR analyzed greenhouse gas (GHG) emissions on a citywide basis inclusive of the anticipated assumptions for the growth and buildout of the DCP area. The City's CAP outlines measures that would support substantial progress towards the City's 2035 GHG emissions reduction targets, which are intended to keep the City making substantial progress toward achieving its share of the state's 2050 GHG reductions targets that Executive Order B-30-15 found would "attain a level of emissions necessary to avoid dangerous climate change" because it limits global warming to 2 degrees Celsius by 2050. The CAP Consistency Checklist was adopted on July 12, 2016, to uniformly implement the CAP for project-specific analyses of GHG emission impacts.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and would not have the potential to create significant GHG emissions because no physical development is associated with this action. The project would not result in cumulative statewide emissions impacts. No mitigation is required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> See Section 7(a) above.</p> <p><u>Project Summary:</u> See above in Section 7(a). Pursuant to CEQA Guidelines Section 15162, the Project would not result in any new or more severe impacts related to conflicting with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions than those identified in the CAP FEIR. No mitigation is required.</p>					X	X
8. HAZARDS AND HAZARDOUS MATERIALS						
<p>a) Substantial health and safety risk related to on-site hazardous materials? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts associated with on-site hazardous materials would occur with implementation of the DCP.</p> <p>The Downtown FEIR acknowledges that demolition of buildings may expose workers to asbestos- containing material (ACM) and lead-based paint (LBP); however, the types of hazardous materials occurring within the DCP area are not likely to occur in sufficient concentrations to present health risks to construction workers. Additionally, risks would</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>be reduced by compliance with existing mandatory federal, state, and local regulations as discussed in the Downtown FEIR.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development. No physical development is associated with the project therefore it would not expose workers to asbestos- containing material (ACM) and lead-based paint (LBP). Potential health and safety impacts caused by exposure to on-site hazardous materials would not occur.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the Project would not result in any new or more severe impacts associated with health and safety risk due to on-site hazardous materials than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts associated with hazardous materials sites would occur with implementation of the DCP.</p> <p>As discussed in the Downtown FEIR, the DCP area has a high potential for encountering hazardous materials sites identified on</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>registers compiled pursuant to Government Code §65962.5. However, significant impacts would be avoided through compliance with mandatory federal, state, and local regulations, as described above in Section 8(a).</p> <p><u>Project Summary:</u> No physical development is proposed with the project, and there are no documented hazardous material related cases on the project site.</p> <p>Pursuant to CEQA Guidelines Section 15162 The project would not result in any new or more severe impacts related to hazardous materials sites than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(c)Substantial safety risk to operations at San Diego International Airport? <i>Not Significant</i></p> <p><u>FEIR Summary:</u> According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire Downtown is located within the SDIA Airport Influence Area. The Downtown FEIR identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The Project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development, and no physical development is proposed. The project would not create any safety risks to operations at SDIA.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with emergency response or evacuation plans than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to an emergency response or evacuation plan would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, the ongoing implementation and updating of the City Emergency Operations Plan would ensure adequate response to emergencies and the City would continue to cooperate with federal and state emergency preparedness agencies.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with emergency response or evacuation plans than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
9. HYDROLOGY AND WATER QUALITY						
<p>(a) Substantially degrade groundwater or surface water quality? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts related to degradation of groundwater or surface water quality would occur. As discussed in the Downtown FEIR, adherence to state and local water quality controls, such as the City Jurisdictional Runoff Management Plan, Storm Water Pollution Prevention Plan (SWPPP), City Stormwater Standards, and Hazardous Materials Release Response and Inventory Plan, would reduce potential urban runoff impacts generated by new development.</p> <p><u>Project Summary:</u> The project would not require excavation into subsurface soil or the extraction of groundwater.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to groundwater or surface water quality than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts related to an increase in impervious surfaces and associated runoff would occur with implementation of the DCP.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>As discussed in the Downtown FEIR, the proposed mix of uses in the DCP is anticipated to replace the impervious surfaces that already exist in the area that would maintain the existing runoff characteristics. As the DCP area is highly urbanized, is paved with impervious surfaces, and contains very little vacant land, redevelopment under the DCP would not result in a substantial increase in impervious surface area. Significant impacts would be avoided through compliance with mandatory state and local regulations.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and no physical development is proposed. It would not increase impervious surfaces.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with impervious surfaces as those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(c) Substantially impede or redirect flows within a 100-year flood hazard area? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts related to flood flows would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, no 100-year flood hazard areas exist within the DCP area.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to substantially impeding or redirecting flows than those identified in the Downtown FEIR. No mitigation is required.						
<p>(d) Substantially increase erosion and sedimentation? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> As discussed in the Downtown FEIR, the potential for erosion and sedimentation could increase in the short term during site preparation and other construction activities. However, compliance with state and local water quality controls would ensure that impacts are not significant. The Downtown FEIR concludes that no significant impacts associated with an increase in erosion or sedimentation would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver would not remove, add or expose soil because there is no physical development associated with the project.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with an increase in erosion or sedimentation than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
10. LAND USE AND PLANNING						
(a) Physically divide an established community? <i>Not Significant.</i>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> As discussed in the Downtown FEIR, the DCP proposes to strengthen community identity and make communities more accessible through the development of neighborhood centers. The Downtown FEIR also states that the development of large facilities (projects with footprints exceeding one block) has the potential to divide an established community. The Downtown FEIR concludes that implementation of the DCP would not divide an established community.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and no physical development is proposed. The project would not create an expanded footprint that could potentially divide an established community.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with dividing an established community than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, Centre City PDO or other applicable land use plan, policy, or regulation? <i>Not Significant.</i></p> <p><u>Downtown FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts related to conflicts with applicable land use plans.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and does not propose physical development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe impacts conflicting with land use plans than those identified in the Downtown FEIR and GP FEIR. No mitigation is required.</p>						
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by Downtown development? <i>Not significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts associated with sanitation and litter problems generated by displaced people who are homeless would occur with implementation of the DCP. The Downtown FEIR identifies that the DCP would support the efforts of the mitigation measure identified in the Final Subsequent EIR to the Final Master Environmental Impact Report for the Ballpark and Ancillary Development Projects, and Associated Plan Amendments prepared in September 1999, which created a Homeless Outreach Team consisting of a law enforcement officer and a social worker who distribute information on how to find help offered by local social service providers. Even with implementation of homeless outreach</p>					X	X
<p>identified in the Final Subsequent EIR to the Final Master Environmental Impact Report for the Ballpark and Ancillary Development Projects, and Associated Plan Amendments prepared in September 1999, which created a Homeless Outreach Team consisting of a law enforcement officer and a social worker who distribute information on how to find help offered by local social service providers. Even with implementation of homeless outreach</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>efforts, the impact would not be reduced below a level of significance.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development. No physical development is associated with the project. Therefore, it would not displace transients that would create a waste or litter issue.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the displacement of people who are homeless than those identified in the Downtown FEIR. No mitigation is required.</p>						
11. MINERAL RESOURCES						
<p>(a) Substantially reduce the availability of important mineral resources? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that no significant impacts to mineral resources would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> As discussed in the Downtown FEIR, the DCP area has been urbanized since the early part of</p>					X	X
<p>the 20th century; therefore, the potential for viable extraction of mineral resources is limited due to the urbanized character of the area. The DCP area has not been designated as having a potential for mineral resources.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
or more severe impacts to mineral resources than those identified in the Downtown FEIR. No mitigation is required.						
12. NOISE						
<p>(a) Substantial noise generation? <i>Not Significant</i> <u>FEIR Summary:</u> The Downtown FEIR concludes development within the DCP area could generate temporary noise impacts caused by construction activities. However, short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The Downtown FEIR also concludes that significant impacts associated with traffic, aircraft, and ballpark noise increases would occur with implementation of the DCP. No feasible mitigation measures are available to reduce the significant traffic and aircraft noise increase. However, prior to approval of a Building Permit for any residential, hospital, or hotel noise-sensitive use (excluding residential and hotel uses) within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis would be performed to confirm that architectural or other design features are included, which would ensure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.</p> <p><u>Project Summary:</u> The project is the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development. No physical development is associated with the project and would not have the potential to increase noise levels, therefore no impacts would occur.</p>					x	x

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or substantial noise impacts than those identified in the Downtown FEIR.						
<p>(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)? <i>Significant but Mitigated.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts associated with exposure of required outdoor open space and public parks and plazas to noise levels would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> The project is the creation of residential and commercial condominiums and would not in and of itself create noise related impacts. No physical development is proposed. Therefore, substantial exposure of noise to required residential open spaces would not occur.</p>					X	X
<p>(c) Substantial interior noise within habitable rooms (e.g., levels in excess of 45 dBA CNEL)? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant impacts associated with interior noise as a result of traffic, railroad, and ballpark noise would occur with implementation of the DCP. The Downtown FEIR identifies Mitigation Measures LU-B.4-1 and NOI-B.1-1, which would require a project-specific noise study prior to approval of a building permit for any residential,</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>hospital, or hotel development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT or that has the potential to expose habitable rooms to disruptive railroad noise. The Downtown FEIR also identifies Mitigation Measure NOI-B.2-1, which would require a project-specific noise study prior to approval of a building permit for any noise-sensitive land uses, including hotels within four blocks of the ballpark. Implementation of these mitigation measures and compliance with Title 24 and CBC requirements would reduce interior noise impacts to below a level of significance by requiring noise levels in habitable rooms to not exceed 45 dB(A) CNEL.</p>						
<p><u>Project Summary:</u> The project is not generating any ADTs and would not expose people to interior noise impacts. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts that would cause substantial interior noise within habitable rooms than those identified in the Downtown FEIR.</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
13. POPULATION AND HOUSING						
<p>(a) Substantially induce population growth in an area? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The DCP is expected to create more residential units than the SANDAG forecast and the Downtown FEIR concludes that build-out of Downtown would not induce substantial population growth that results in adverse physical changes. The Downtown FEIR concludes that no significant impacts associated with inducing population growth would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development is an action that does not include physical development. Therefore, the project would not result in adverse physical changes to the environment.</p>					X	X
<p>Pursuant to CEQA Guidelines Section 15162, the project does not result in any new or more severe impacts associated with inducing population growth than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(b) Substantial displacement of existing housing units or people? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR found that the year 2030 residential unit projection for the DCP would be greater than that anticipated by the 2030 Cities/County Forecast. Therefore, the DCP would contribute additional housing to a region that is currently experiencing housing deficiencies and would have a beneficial effect on housing supply. The Downtown FEIR concludes that no significant impacts associated</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>with displacement of existing housing units or people would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> The creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development does not include physical development. Thus, no people would be displaced.</p> <p>Pursuant to CEQA Guidelines Section 15162, the project does not result in any new or more severe impacts associated with the displacement of housing units than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
14. PUBLIC SERVICES AND UTILITIES						
<p>(a) Substantial adverse physical impacts associated with the provision of new schools? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would result in additional residential units, which would generate school-aged children attending local public schools. However, no site for a future school has been identified; therefore, impacts associated with construction of a future school would be speculative.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new schools than those identified in the Downtown FEIR. No mitigation is required.						
<p>(b) Substantial adverse physical impacts associated with the provision of new libraries? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would generate the need for a new Main Library and possibly other smaller libraries in the DCP area. However, no site for future libraries has been identified; therefore, impacts associated with</p>					X	X
<p>construction of future libraries would be speculative. The environmental impacts of the now existing Main Library were analyzed in a Secondary Study.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new libraries than those identified in the Downtown FEIR. No mitigation is required.</p>						
(c) Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities? <i>Not Significant.</i>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The Downtown FEIR concluded that the San Diego Fire Department was in the process of securing sites for two new fire stations in the DCP area. The Downtown FEIR concludes that implementation of the DCP would result in additional growth, which could result in the need for additional fire protection or emergency facilities. However, insufficient information exists to accurately determine that any physical impacts may occur from either of the proposed stations; therefore, impacts associated with construction of future facilities would be speculative.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new fire protection or emergency facilities than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> Similar to schools, libraries, and fire protection/emergency facilities, the Downtown FEIR concludes that implementation of the DCP would result in additional growth, which could result in the need for additional law enforcement facilities. However, no site for a future substation has been identified; therefore, impacts associated with construction of a future</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>substation would be speculative.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new law enforcement facilities than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. However, the Alvarado Water Treatment Plant has the capacity to support the additional DCP population. Further, the San Diego Water Department routinely replaces and upsizes deteriorating and under-sized pipes through its Capital Improvement Project program, which is categorically exempt from environmental review pursuant to CEQA.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and would not</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>require construction of new water transmission or treatment facilities.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new water supply facilities than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would not result in an increase in impervious surfaces and associated runoff and, therefore, would not result in a significant impact to the storm drain system.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new storm water facilities than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>Not Significant.</i></p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. The San Diego County Water Authority indicated that it will have a local water supply sufficient to support the increase in water use. Additionally, SB 610 and SB 221 require a water supply assessment (WSA) for any development that would construct 500 or more dwelling units, 500 or more hotel rooms, or a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>Pursuant to CEQA Guidelines Section 15162, the Project would not result in any new or more severe impacts associated with the provision of new or expanded entitlements than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
<p>(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would result in growth, which would increase the demand for wastewater services. The Downtown FEIR determined that the Point Loma Water Treatment Plant would have capacity to treat</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>the additional wastewater generated by the growth described in the DCP and analyzed in the Downtown FEIR.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new wastewater treatment facilities than those identified in the Downtown FEIR. No mitigation is required.</p>						
<p>(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would result in additional growth, which would generate additional solid waste. Waste would be disposed of at Miramar Landfill and at an alternative landfill once Miramar Landfill closes. However, no site for a future landfill has been identified; therefore, impacts associated with construction of a future landfill would be speculative. Future projects that include 50 residential units or at least 40,000 square feet of commercial space are required to submit a Waste Management Plan to limit construction and demolition waste as well as manage long-term solid waste generated after construction.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.						
As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new landfill facilities than those identified in the Downtown FEIR. No mitigation is required.						
15. PARKS AND RECREATIONAL FACILITIES						
<p>(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would not result in an increase in the use of existing park and recreation facilities that would lead to accelerated deterioration. As discussed in the Downtown FEIR, implementation of the goals and policies in the DCP and implementation of a Transfer of Development Rights would facilitate new park space in the DCP area. The Downtown FEIR concludes that the additional resident population anticipated at buildout of the DCP area would be accommodated by the parks proposed in the DCP.</p> <p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
or more severe impacts associated with deterioration of existing parks than those identified in the Downtown FEIR. No mitigation is required.						
16. TRANSPORTATION/TRAFFIC						
<p>(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The Downtown FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated.</p> <p>The Downtown FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would occur with implementation of the DCP. The Downtown FEIR identifies Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, as no specific information on potential improvements exists at this time and there is no guarantee that improvements would be implemented, the impact would be significant and not fully mitigated.</p>					X	X
<u>Project Summary:</u> No physical development is associated with the creation of 389 residential						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with roadway segments and intersections than those identified in the Downtown FEIR and no new project-specific mitigation is required to address the significant and unmitigated cumulative impact.</p>						
<p>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that significant traffic impacts on nine freeway segments and 14 freeway ramps would occur with implementation of the DCP. The Downtown FEIR identifies Mitigation Measure TRF-A.2.1-1, which would require initiation of a multi-jurisdictional effort to develop a detailed, enforceable plan to identify improvements to reduce congestion on I-5 through the DCP area and identify funding sources. Even with implementation of Mitigation Measure TRF-A.2.1-1, as the City of San Diego does not have jurisdiction to improve the freeway system, the impact would be significant and not mitigated.</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with ramps or freeways than those identified in the Downtown FEIR and no new project-specific mitigation is required to address the significant and unmitigated cumulative impact.</p>						
<p>(c) <i>Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? Not Significant.</i></p> <p><u>FEIR Summary:</u> The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts associated with discouraging the use of alternative modes of transportation or cause transit service capacity to be exceeded.</p>					X	X
<p><u>Project Summary:</u> No physical development is associated with the creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with</p>						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
discouraging the use of alternative modes of transportation or cause transit service capacity to be exceeded than those identified in the Downtown FEIR						
17. MANDATORY FINDINGS OF SIGNIFICANCE						
<p>(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <i>Not Significant.</i></p> <p><u>FEIR Summary:</u> As discussed in Section 4, the Downtown FEIR concludes that no significant impacts to biological resources referenced above would occur with implementation of the DCP. However, impacts to historical built environment resources and archaeological resources after mitigation would remain significant and would have the potential to eliminate major periods of California history and prehistory.</p> <p><u>Project Summary:</u> As indicated in the Downtown FEIR, due to the highly urbanized nature of the Downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Downtown area. Additionally, the project does not include any physical development and does not have the potential to eliminate important examples of major periods</p>					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>of California history or pre-history. No other aspects of the project would substantially degrade the environment.</p> <p>Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the degradation or the quality of the environment. Mitigation is not required.</p>						
<p>(b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Not Significant.</p> <p><u>FEIR Summary:</u> As acknowledged in the Downtown FEIR, implementation of the DCP would result in cumulative impacts associated with air quality, historical resources, land use, noise, traffic and circulation, and water quality. Even with implementation of applicable mitigation measures, cumulative impacts would be significant and not fully mitigated.</p> <p><u>Project Summary:</u> There are no significant impacts associated with the tentative map waiver.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts than those identified in the Downtown FEIR. No mitigation is required.</p>					X	X
(c) Does the project have environmental effects					X	X

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>that will cause substantial adverse effects on human beings, either directly or indirectly? <i>Not Significant</i></p> <p><u>FEIR Summary:</u> Impacts associated with air quality, noise, and geology and soils have the potential to cause substantial adverse effects on human beings. The Downtown FEIR concludes that no significant impacts associated with air quality and with geology and soils would occur with implementation of the DCP.</p> <p><u>Project Summary:</u> No physical development is associated with creation of 389 residential condominiums and 6 commercial condominiums via a tentative map waiver in a 40-story mixed-use development and would not contribute to those impacts. No substantial adverse effects on human beings would occur as a result of the project.</p> <p>As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts than those identified in the Downtown FEIR. No mitigation is required.</p>						

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