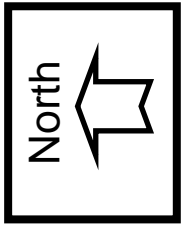


# Project Location Map

University of San Diego Master Plan Amendment  
PRJ-1099954: 5998 Alcalá Park



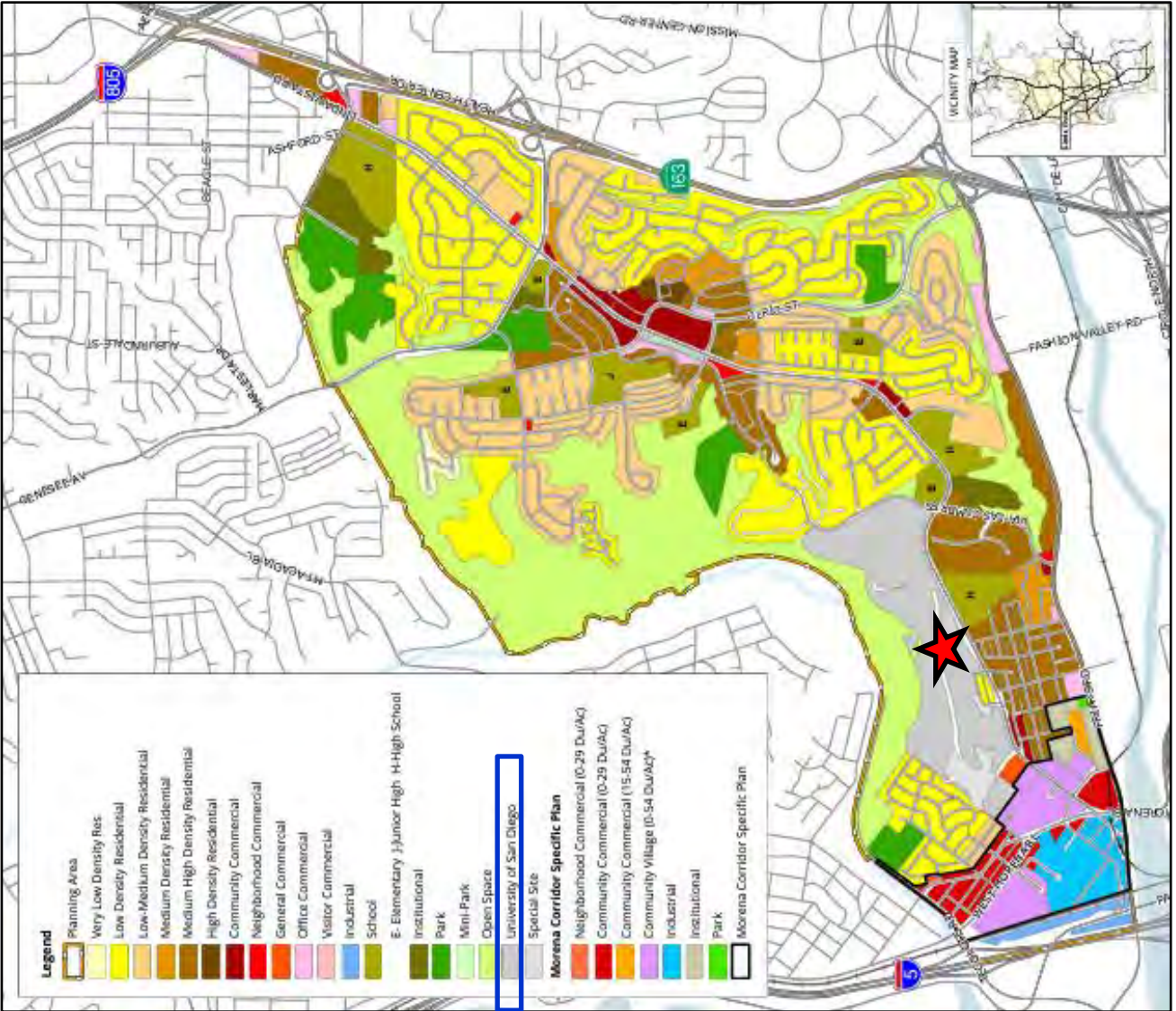
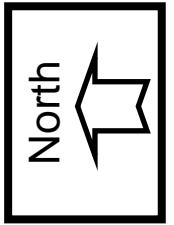


# Aerial Photograph

University of San Diego Master Plan Amendment  
 PRJ-1099954: 5998 Alcalá Park



# Linda Vista Community Plan Area Land Use Map



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

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO  
GRANTING PLANNED DEVELOPMENT PERMIT NO. PMT-3302312  
CONDITIONAL USE PERMIT NO. PMT-3234656  
SITE DEVELOPMENT PERMIT NO. PMT-3234657  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1605027  
SITE DEVELOPMENT PERMIT NO. 1831047  
UNIVERSITY OF SAN DIEGO MASTER PLAN AMENDMENT  
PRJ-1099954

WHEREAS, the UNIVERSITY OF SAN DIEGO, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657 and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047 for the University of San Diego (USD) Master Plan Amendment, located on the USD campus which occupies approximately 180 acres at 5998 Alcalá Park, and legally described within Attachment A and is in the in the OP-2-1, OR-1-1, RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5 and CC-5-4 Zones, Airport Influence Area (San Diego International Airport and Montgomery Field), Community Plan Implementation Overlay Zone (CPIOZ) Type A and the Parking Impact Overlay Zone (Campus Impact Area) within the Linda Vista Community Plan area; and

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego considered Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657 and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047, and pursuant to Resolution No. \_\_\_\_\_-PC voted [vote count] to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657 and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The University of San Diego (USD) Master Plan Amendment (Project) is a continuation of the existing use, which is designated for Institutional, Residential, and Open Space land uses within the City's General Plan and the Linda Vista Community Plan (Community Plan) area. Previous amendments to discretionary permits have been issued to allow for growth of the campus, which operates under Conditional Use Permit/Resource Protection Ordinance (CUP/RPO) No. 92-0568 which was approved by City Council in October 1996 and CUP No. 1605027/Site Development Permit (SDP) No. 1831047 which was approved in September 2017. The existing discretionary permits provide for the orderly development and implementation of 30 future building and landscape projects and improvements on the campus to

accommodate anticipated growth over a 20-year period. The existing Master Plan allows for an on-campus full-time equivalent (FTE) student population of 10,000. The Project proposes no changes to the FTE student population.

The Project is consistent with the Community Plan goals of expanding on-campus housing opportunities for students and to retain regional facilities, such as its educational institutions (Residential Land Use Element, Goal No. 8; Community Facilities Element, Goal No. 3). The Project provides for increased student housing opportunities on campus and results in an increase from 1,262 student housing beds to 3,101 student housing beds to serve the existing and future on-campus FTE student population. The additional on-campus student housing will help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community, which is consistent with the Community Plan policy of encouraging students, faculty and staff to live on or near campus to reduce commuting distances (Community Facilities Element, USD Policy No. 4).

Specifically, the Project modifies six of the thirty previously approved project sites. The modifications include an increase in gross and assignable building square footages, building stories and number of beds for five of the future project sites (Project No. 11, 15, 23, 27, and 30), including modifications to Project No. 22 consisting of a decrease in lot area and an increase in lot coverage. The modifications to the six projects will result in an increase in overall gross building square footage of 769,395 gross square feet and an increase of 1,839 student housing beds. The Project also includes adding a 0.32-acre site at 5701 Josephine Street into the USD Master Plan.

The Project is consistent with the Community Plan policies of providing on-campus parking for students, faculty, and employees and minimizing impacts to the circulation system and on-street parking by accommodating for projected parking demand (Community Facilities Element, USD Policy No. 3; Specific Proposal No. 5) triggered by the approved growth in student FTE with a combination of on-campus parking structures and surface parking. The Project also provides for a range of circulation improvements and landscaping to enhance mobility and the pedestrian experience.

Additionally, the Project includes updating the approved Master Plan Design Guidelines (Design Guidelines) to reflect revisions to the future project sites. The Design Guidelines provide a framework for the future development of the university campus architecture, landscaping, circulation, parking, lighting, signage and sustainability features which is consistent with the Community Plan. Compliance with the updated Design Guidelines shall ensure that future development is compatible with not only the existing the buildings and landscaping on campus, but also the surrounding Linda Vista neighborhood.

The Community Plan does not designate the Project site as having visual access or is identified as a physical access point. The Project will not adversely impact the

character of the neighborhood due to the size, scale, architectural style, color, and exterior details of the future buildings and facilities which is are required to be consistent with existing campus development.

The Project is consistent with the Community Plan policy of maintaining the existing 16th Century Spanish Renaissance theme since the structures will be designed in similar architectural style, color, and exterior detail to the existing structures on the university campus (Community Facilities Element, USD Specific Proposal No. 3; Urban Design Element, Site Specific Recommendation No. 5). Additionally, the siting of future facilities and massing of project sites will be implemented in a manner that maintains views of iconic landmarks, such as the Church of the Immaculata from locations on and off-campus.

The Design Guidelines are intended to protect views of open space areas, and the implementation of each future project site shall require conformance with these policies. The Project is consistent with the Community Plan policy of not encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation (Community Facilities Element, USD Specific Proposal No. 4) through a recorded covenant of easement. Steep slopes and sensitive habitat areas around the perimeter of the mesa will also be retained as important resources.

The Project does not contain land uses that are incompatible with the Airport Land Use Compatibility Plans associated with San Diego International Airport and Montgomery Field. Additionally, the Project will not be exposed to noise levels that exceed the City's General Plan Noise Element standards, nor will the Project cause noise sensitive land uses to be exposed to noise levels that exceed the City's 65 dBA (A-weighted decibel) standard. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

A California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR.

The Project will not adversely impact the Multi-Habitat Planning Area (MHPA) and shall comply with policies protecting environmental resources in the MHPA, as specified in the MSCP Subarea Plan. The Project will not result in the encroachment into designated open space, and shall maintain scenic hillsides and sensitive vegetation through a recorded covenant of easement. Steep slopes and sensitive

habitat areas around the perimeter of the mesa will also be retained as important resources. The Project shall also comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park Plan.

Conformance with the Design Guidelines for grading, slopes and hillsides, including applicable regulatory guidelines shall be required for each future Project site of the Master Plan. Additionally, compliance with the City's Environmental Land Use Adjacency Guidelines will avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones.

A Water Supply Assessment was prepared for the Project and demonstrated that there is sufficient water supply over a 20-year planning horizon to meet the projected demand of the future project sites, as well as existing and other planned development projects within the service area in normal, dry and multiple dry year forecasts. The Project does not contain land uses that are incompatible with the Airport Land Use Compatibility Plans associated with San Diego International Airport and Montgomery Field. Additionally, the Project will not be exposed to noise levels that exceed the City's General Plan Noise Element standards, nor result in noise sensitive land uses to be exposed to noise levels that exceed the City's 65 dBA (A-weighted decibel) standard.

The Project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare. Permit requirements include a project specific drainage study to ensure that peak flows are properly mitigated; all public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study; buildings contributing wastewater to the Linda Vista Road Sewer Basin shall demonstrate that the existing downstream sewer facilities meet city standards and should City standards not be met, construction shall be required to upsize the existing public sewer mains along the Azusa Street and Gaines Street public right-of-way; implementation of the Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines; all grading shall conform to SDMC requirements; all proposed driveways shall provide visibility area triangles; developing City standard curbs, gutters and sidewalks; implementation of a site-specific Storm Water Quality Management Plan and Storm Water Pollution Prevention Plan; maintenance of all landscape improvements; all public water lines serving the project must pass through a private backflow prevention device; and a geotechnical investigation report shall be submitted that specifically addresses the proposed construction plans. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.



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

The Project complies with the regulations of the San Diego Municipal Code with the exception of deviations for height and floor area ratio (FAR) for the future development in the RS-1-7, RM-1-1, and RM-3-7 Zone. Staff has reviewed and approved the following requested deviations to the zoning regulations:

Description	Required	Proposed
Height limit: RS-1-7 Zone	24/30 feet	65 feet maximum
Floor area ratio: RS-1-7 Zone	0.45	1.0
Height limit: RM-1-1 Zone	30 feet	65 feet maximum
Height limit: RM-3-7 Zone	40 feet	65 feet maximum

**Building Height Deviations:** Deviation to [SDMC Section 131.0431](#) and Tables 131-04D and 13104G to allow up to a maximum height of 65 feet for future buildings within the university campus located within the RS and RM zones, where the zone limits the height to 24 and 40 feet, respectively.

**Justification:** The deviations to increase the buildings heights are necessary to support an institutional use located within the RS and RM zones. The deviations will result in a more desirable Project since the design is consistent with the existing buildings located within the university campus, including architectural style and landscaping character. Additionally, the Project will not result in any impacts to visual resources and does not adversely impact the character of the neighborhood due to the size, scale, architectural style, color, and exterior details of the future buildings and facilities. Building massing will be stepped and terraced to integrate into the hillsides while taking advantage of existing slopes and topography. Breaks in the facades would be provided to reduce the visual bulk and scale of buildings. Additionally, the siting of future facilities and massing of project sites will be implemented in a manner that maintains views of iconic landmarks, such as the Church of the Immaculata from locations on and off-campus.

**Floor Area Deviation:** Deviation to SDMC Section [SDMC Section 131.0431](#) and Table 131-04D to allow a floor area ratio (FAR) of 1.0, where the zone has a FAR limit of 0.45.

**Justification:** The proposed FAR is required to facilitate the development of future buildings that increase student housing opportunities on campus to serve the existing and future on-campus student population. The deviations will result in a more desirable Project since the design results in minimizing expansion of the development footprint and provides for more energy efficient structures. The USD

Master Plan requires that all new buildings on the university campus meet a LEED Silver Equivalent or greater, require integrating active solar and encourages the use of natural light and ventilation.

Additionally, the Project will not result in encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation through a recorded covenant of easement. The Design Guidelines will also ensure that future development is consistent not only with the USD Master Plan, but also the surrounding Linda Vista neighborhood. The additional on-campus student housing will help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

The University of San Diego (USD) has existed at its present location since its establishment in 1949 and has operated on the proposed property under various City-issued CUPs since 1960. The USD Master Plan Amendment (Project) is a continuation of the existing use, which is designated for Institutional, Residential, and Open Space land uses within the City's General Plan and the Linda Vista Community Plan area. Previous amendments to discretionary permits have been issued to allow for growth of the campus, which operates under Conditional Use Permit/Resource Protection Ordinance (CUP/RPO) No. 92-0568 which was approved by City Council in October 1996 and CUP No. 1605027 / Site Development Permit (SDP) No. 1831047 which was approved in September 2017.

The existing discretionary permits provide for the orderly development and implementation of 30 future building and landscape projects and improvements on the campus to accommodate anticipated growth over an approximate 20-year period. The existing Master Plan allows for an on-campus full-time equivalent (FTE) student population of 10,000. The Project proposes no changes to the FTE student population. The Project is consistent with the Community Plan goals of expanding on-campus housing opportunities for students and to retain regional facilities, such as its educational institutions (Residential Land Use Element, Goal No. 8; Community Facilities Element, Goal No. 3). The Project also provides for increased student housing opportunities on campus and results in an increase from 1,262 student housing beds to 3,101 student housing beds to serve the existing and future on-campus FTE student population.

The additional on-campus student housing will help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community, which is consistent with the Community Plan policy of encouraging students, faculty and staff to live on or near campus to reduce commuting distances (Community Facilities Element, USD Policy No. 4). Specifically, the Project modifies six of the thirty previously approved project sites.

The modifications include an increase in gross and assignable building square footages, building stories and number of beds for Project No. 11, 15, 23, 27, and 30, including modifications to Project No. 22 consisting of a decrease in lot area and an increase in lot coverage. The modifications to the six projects will result in an increase in overall gross building square footage of 769,395 gross square feet and an increase of 1,839 student housing beds. The Project also includes adding a 0.32-acre site at 5701 Josephine Street into the USD Master Plan.

The Project is consistent with the Community Plan policies of providing on-campus parking for students, faculty, and employees and minimizing impacts to the circulation system and on-street parking by accommodating for projected parking demand (Community Facilities Element, USD Policy No. 3; Specific Proposal No. 5) triggered by the approved growth in student FTE with a combination of on-campus parking structures and surface parking. The project also provides for a range of circulation improvements and landscaping to enhance mobility and the pedestrian experience.

The Project includes updating the approved Master Plan Design Guidelines (Design Guidelines) to reflect revisions to the future project sites. The Design Guidelines provide a framework for the future development of the university campus architecture, landscaping, circulation, parking, lighting, signage and sustainability features which is consistent with the Community Plan. Compliance with the updated Design Guidelines shall ensure that future development is not only compatible with existing the buildings and landscaping on campus, but also with the surrounding Linda Vista neighborhood.

The Community Plan does not designate the Project area as having visual access or is identified as a physical access point. The Project will not adversely impact the character of the neighborhood due to the size, scale, architectural style, color, and exterior details of the future buildings and facilities which is are required to be consistent with existing university campus.

The Project is consistent with the Community Plan policy of maintaining the existing 16th Century Spanish Renaissance theme since the structures will be designed in similar architectural style, color, and exterior detail to the existing structures on the university campus (Community Facilities Element, USD Specific Proposal No. 3; Urban Design Element, Site Specific Recommendation No. 5). Additionally, the siting of future facilities and massing of project sites will be implemented in a manner that maintains views of iconic landmarks, such as the Church of the Immaculata from locations on and off-campus.

The Project is consistent with the Community Plan policy (Community Facilities Element, USD Specific Proposal No. 4) of not encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation through a recorded covenant of easement. Steep slopes and sensitive habitat areas around the perimeter of the mesa will also be retained as important resources. The Project

shall also comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park Plan.

Additionally, compliance with the City's Environmental Land Use Adjacency Guidelines is required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones.

A Water Supply Assessment was prepared for the Project and demonstrated that there is sufficient water supply over a 20-year planning horizon to meet the projected demand, as well as existing and other planned development projects within the service area in normal, dry and multiple dry year forecasts. The Project does not contain land uses that are incompatible with the Airport Land Use Compatibility Plans associated with San Diego International Airport and Montgomery Field. Additionally, the Project will not be exposed to noise levels that exceed the City's General Plan Noise Element standards, nor will result in noise sensitive land uses to be exposed to noise levels that exceed the City's 65 dBA (A-weighted decibel) standard.

The Project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare. Permit requirements include a project specific drainage study to ensure that peak flows are properly mitigated; all public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study; buildings contributing wastewater to the Linda Vista Road Sewer Basin shall demonstrate that the existing downstream sewer facilities meet city standards and should City standards not be met, construction shall be required to upsize the existing public sewer mains along the Azusa Street and Gaines Street public right-of-way; implementation of the Multi-Habitat Planning Area Land Use Adjacency Guidelines; all grading shall conform to SDMC requirements; all proposed driveways shall provide visibility area triangles; developing City standard curbs, gutters and sidewalks; implementation of a site-specific Storm Water Quality Management Plan and Storm Water Pollution Prevention Plan; maintenance of all landscape improvements; all public water lines serving the project must pass through a private backflow prevention device; and a geotechnical investigation report shall be submitted that specifically addresses the proposed construction plans.

A California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR. Therefore, the proposed use is appropriate at the proposed location.

**SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]****1. Findings for all Site Development Permits:**

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

See Conditional Use Permit finding A.1.a.

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

See Conditional Use Permit finding A.1.b.

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

See Conditional Use Permit finding A.1.c.

**Supplemental Findings - Environmentally Sensitive Lands:**

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

The University of San Diego (USD) has existed at its present location since its establishment in 1949 and has operated on the proposed property under various City-issued CUPs since 1960. The USD Master Plan Amendment (Project) is a continuation of the existing use, which is designated for Institutional, Residential, and Open Space land uses within the City's General Plan and the Linda Vista Community Plan area. Previous amendments to discretionary permits have been issued to allow for growth of the campus, which operates under Conditional Use Permit/Resource Protection Ordinance (CUP/RPO) No. 92-0568 which was approved by City Council in October 1996 and CUP No. 1605027/Site Development Permit (SDP) No. 1831047 which was approved in September 2017.

The existing discretionary permits provide for the orderly development and implementation of 30 future building and landscape projects and improvements on the campus to accommodate anticipated growth over a 20-year period. The existing Master Plan allows for an on-campus full-time equivalent (FTE) student population of 10,000. The Project proposes no changes to the FTE student population. The Project is consistent with the Community Plan goals of expanding on-campus housing opportunities for students and to retain regional facilities, such as its educational institutions (Residential Land Use Element, Goal No. 8; Community Facilities Element, Goal No. 3). The Project provides for increased student housing opportunities on campus and results in an increase from 1,262 student housing beds to 3,101 student housing beds to serve the existing and future on-campus FTE student population.

The additional on-campus student housing will help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community, which is consistent with the Community Plan policy of encouraging students, faculty and staff to live on or near campus to reduce commuting distances (Community Facilities Element, USD Policy No. 4).

Specifically, the Project modifies six of the thirty previously approved project sites. The modifications include an increase in gross and assignable building square footages, building stories and number of beds for Project No. 11, 15, 23, 27, and 30, including modifications to Project No. 22 consisting of a decrease in lot area and an increase in lot coverage. The modifications to the six projects will result in an increase in overall gross building square footage of 769,395 gross square feet and an increase of 1,839 student housing beds. The Project also includes adding a 0.32-acre site at 5701 Josephine Street into the USD Master Plan.

The Project is consistent with the Community Plan policies of providing on-campus parking for students, faculty, and employees and minimizing impacts to the circulation system and on-street parking by accommodating for projected parking demand (Community Facilities Element, USD Policy No. 3; Specific Proposal No. 5). triggered by the approved growth in student FTE with a combination of on-campus parking structures and surface parking. The Project also provides for a range of circulation improvements and landscaping to enhance the mobility and pedestrian experience.

Additionally, the Project includes updating the approved Master Plan Design Guidelines (Design Guidelines) to reflect revisions to the future project sites. The Design Guidelines provide a framework for the future development of the university campus architecture, landscaping, circulation, parking, lighting, signage and sustainability features which is consistent with the Community Plan. Compliance with the updated Design Guidelines shall ensure that future development is not only compatible with existing the buildings and landscaping on campus, but also the surrounding Linda Vista neighborhood.

The Community Plan does not designate the Project site as having visual access or is identified as a physical access point. The Project will not adversely impact the character of the neighborhood due to the size, scale, architectural style, color, and exterior details of the future buildings and facilities which is are required to be consistent with existing university campus development.

The Project is consistent with the Community Plan policy of maintaining the existing 16<sup>th</sup> Century Spanish Renaissance theme since the structures shall be designed in similar architectural style, color, and exterior detail to the existing structures on the university campus (Community Facilities Element, USD Specific Proposal No. 3; Urban Design Element, Site Specific Recommendation No. 5). Additionally, the siting of future facilities and massing of project sites will be implemented in a manner that maintains views of iconic landmarks, such as the Church of the Immaculata from locations on and off-campus.

While the Project will result in minor increases in impacts to steep slope areas (an additional 700 square feet) and sensitive habitats (an additional 0.15 acre) outside the MHPA, the Project will not result in any new land use impacts and shall comply with the SDMC, including ESL regulations. The Project is consistent with the Community Plan policy (Community Facilities Element, USD Specific Proposal No. 4). of not encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation through a recorded Covenant of Easement. Steep slopes and sensitive habitat areas around the perimeter of the mesa will also be retained as important resources. The Project shall also comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park Plan.

Additionally, compliance with the City's Environmental Land Use Adjacency Guidelines is required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones.

The Project does not contain land uses that are incompatible with the Airport Land Use Compatibility Plans associated with San Diego International Airport and Montgomery Field. Additionally, the Project will not be exposed to noise levels that exceed the City's General Plan Noise Element standards, nor will result in noise sensitive land uses that will be exposed to noise levels that exceed the City's 65 dBA (A-weighted decibel) standard.

The Project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare. Permit requirements include a project specific drainage study to ensure that peak flows are properly mitigated; all public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study; buildings contributing wastewater to the Linda Vista Road Sewer Basin shall demonstrate that the existing downstream sewer facilities meet city standards and should City standards not be met, construction shall be required to upsize the existing public sewer mains along the Azusa Street and Gaines Street public right-of-way; implementation of the Multi-Habitat Planning Area Land Use Adjacency Guidelines; all grading shall conform to SDMC requirements; all proposed driveways shall provide visibility area triangles; developing City standard curbs, gutters and sidewalks; implementation of a site-specific Storm Water Quality Management Plan and Storm Water Pollution Prevention Plan; maintenance of all landscape improvements; all public water lines serving the project must pass through a private backflow prevention device; and a geotechnical investigation report shall be submitted that specifically addresses the proposed construction plans.

A California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that

the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones. Compliance with the City's Environmental Land Use Adjacency Guidelines is required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise.

The Project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare. Permit requirements include a project specific drainage study to ensure that peak flows are properly mitigated; all public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study; buildings contributing wastewater to the Linda Vista Road Sewer Basin shall demonstrate that the existing downstream sewer facilities meet city standards and should City standards not be met, construction shall be required to upsize the existing public sewer mains along the Azusa Street and Gaines Street public right-of-way; implementation of the Multi-Habitat Planning Area Land Use Adjacency Guidelines; all grading shall conform to SDMC requirements; all proposed driveways shall provide visibility area triangles; developing City standard curbs, gutters and sidewalks; implementation of a site-specific Storm Water Quality Management Plan and Storm Water Pollution Prevention Plan; maintenance of all landscape improvements; all public water lines serving the project must pass through a private backflow prevention device; and a geotechnical investigation report shall be submitted that specifically addresses the proposed construction plans.

A California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.



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

The Project is consistent with the Community Plan policy of not encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation through a recorded covenant of easement. While the Project will result in minor increases in impacts to steep slope areas (an additional 700 square feet) and sensitive habitats (an additional 0.15 acre) outside the MHPA, the Project will not result in any new land use impacts and shall comply with the SDMC, including ESL regulations. Steep slopes and sensitive habitat areas around the perimeter of the mesa will be retained as important resources. The Project shall comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park Plan. Additionally, compliance with the City's Environmental Land Use Adjacency Guidelines is required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The Project is not located within or adjacent to a mapped 100-year floodplains or dam inundation zones. Compliance with the City's Environmental Land Use Adjacency Guidelines shall be required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project is not located within the Vernal Pool Habitat Conservation area.

A California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The USD campus is located approximately a mile east of Mission Bay within an urbanized area within the Linda Vista community. Therefore, the proposed

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

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

Compliance with the City's Environmental Land Use Adjacency Guidelines is required to avoid potential impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. The Project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare. Permit requirements include a project specific drainage study to ensure that peak flows are properly mitigated; all public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study; buildings contributing wastewater to the Linda Vista Road Sewer Basin shall demonstrate that the existing downstream sewer facilities meet city standards and should City standards not be met, construction shall be required to upsize the existing public sewer mains along the Azusa Street and Gaines Street public right-of-way; implementation of the Multi-Habitat Planning Area Land Use Adjacency Guidelines; all grading shall conform to SDMC requirements; all proposed driveways shall provide visibility area triangles; developing City standard curbs, gutters and sidewalks; implementation of a site-specific Storm Water Quality Management Plan and Storm Water Pollution Prevention Plan; maintenance of all landscape improvements; all public water lines serving the project must pass through a private backflow prevention device; and a geotechnical investigation report shall be submitted that specifically addresses the proposed construction plans.

Additionally, a California Environmental Quality Act (CEQA) evaluation was performed for the Project to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA analysis for impacts. Staff determined that the Project is consistent with the original USD Master Plan Environmental Impact Report (EIR) and Subsequent Environmental Impact Report (SEIR) that was certified by City Council in September 2017, and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan EIR and SEIR. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605(a)]**

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

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

See Conditional Use Permit finding A.1.a.

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

See Conditional Use Permit finding A.1.b.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The Project complies with the regulations of the San Diego Municipal Code with the exception of deviations for height and floor area ratio (FAR) for the future development in the RS-1-7, RM-1-1, and RM-3-7 Zone. Staff has reviewed and approved the following requested deviations to the zoning regulations:

<b>Description</b>	<b>Required</b>	<b>Proposed</b>
Height limit: RS-1-7 Zone	24/30 feet	65 feet maximum
Floor area ratio: RS-1-7 Zone	0.45	1.0
Height limit: RM-1-1 Zone	30 feet	65 feet maximum
Height limit: RM-3-7 Zone	41 feet	65 feet maximum

**Building Height Deviations:** Deviation to [SDMC Section 131.0431](#) and Tables 131-04D and 13104G to allow up to a maximum height of 65 feet for future buildings within the university campus located within the RS and RM zones, where the zone limits the height to 24 and 40 feet, respectively.

**Justification:** The deviations to increase the buildings heights are necessary to support an institutional use located within the RS and RM zones. The deviations will result in a more desirable Project since the design is consistent with the existing buildings located within the university campus, including architectural style and landscaping character. Additionally, the Project will not result in any impacts to

visual resources and does not adversely impact the character of the neighborhood due to the size, scale, architectural style, color, and exterior details of the future buildings and facilities. Building massing will be stepped and terraced to integrate into the hillsides while taking advantage of existing slopes and topography. Breaks in the facades would be provided to reduce the visual bulk and scale of buildings. Additionally, the siting of future facilities and massing of project sites will be implemented in a manner that maintains views of iconic landmarks, such as the Church of the Immaculata from locations on and off-campus.

**Floor Area Deviation:** Deviation to SDMC Section [SDMC Section 131.0431](#) and Table 131-04D to allow a floor area ratio (FAR) of 1.0, where the zone has a FAR limit of 0.45.

**Justification:** The proposed FAR is required to facilitate the development of future buildings that increase student housing opportunities on campus to serve the existing and future on-campus student population. The deviation will result in a more desirable Project since the design results in minimizing expansion of the development footprint and provides for more energy efficient structures. The USD Master Plan requires that all new buildings on the university campus meet LEED Silver Equivalent or greater, requires integrating active solar and encourages the use of natural light and ventilation.

Additionally, the Project will not result in encroaching into designated open space, and includes maintaining scenic hillsides and sensitive vegetation through a recorded covenant of easement. The Design Guidelines will also ensure that future development is consistent not only with the USD Master Plan, but also the surrounding Linda Vista neighborhood. The additional on-campus student housing will help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED, that Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657 and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047 is granted to the UNIVERSITY OF SAN DIEGO, a California Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
Deputy City Attorney

DRAFT

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

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

INTERNAL ORDER NUMBER: 24009630

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3234656  
SITE DEVELOPMENT PERMIT NO. PMT-3234657  
PLANNED DEVELOPMENT PERMIT NO. PMT-3302312  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1605027  
AND SITE DEVELOPMENT PERMIT NO. 1831047  
**UNIVERSITY OF SAN DIEGO MASTER PLAN AMENDMENT**  
**PROJECT NO. PRJ-1099954**  
CITY COUNCIL

This Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047 is granted by the City Council of the City of San Diego to the UNIVERSITY OF SAN DIEGO, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602, 126.0502 and 126.0303. The University of San Diego campus occupies approximately 180 acres and is located at 5998 Alcalá Park in the OP-2-1, OR-1-1, RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5 and CC-5-4 Zones, Airport Influence Area (San Diego International Airport and Montgomery Field), Community Plan Implementation Overlay Zone (CPIOZ) Type A and the Parking Impact Overlay Zone (Campus Impact Area) within the Linda Vista Community Plan area. The project site is legally described within Attachment A.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the University of San Diego Master Plan Amendment as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [CC approval date], on file in the Development Services Department.

The project shall include:

- a. Amending Projects 11, 15, 22, 23, 27 and 30 of the USD Master Plan area to add 769,395 square feet of school facilities and student housing on campus, adding 5701 Josephine Street (APN No. 436-390-01) within the USD Master Plan area, and amending the design guidelines to reflect the revisions;

b. Deviations from SDMC:

<b>Description</b>	<b>Required</b>	<b>Proposed</b>
Height limit: RS-1-7 Zone	24/30 feet	65 feet maximum
Floor area ratio: RS-1-7 Zone	0.45	1.0
Height limit: RM-1-1 Zone	30 feet	65 feet maximum
Height limit: RM-3-7 Zone	40 feet	65 feet maximum

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

**STANDARD REQUIREMENTS:**

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

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

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.ID of the IA.

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

9. The projects identified in this Permit may be developed in any order. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All other applicable conditions of CUP/RPO 92-0568 and CUP No. 1605027/ SDP No. 1831047 shall remain in full force and effect, unless otherwise specified by the Development Services Department.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying



applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

**ENGINEERING REQUIREMENTS:**

13. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall vacate and/or provide adequate easements for all public storm drain facilities which are located outside of the public rights of way, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any building permits for Project Site Nos. 17, 18 and 19, as shown on Exhibit "A," the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramps with City standard curb ramps with truncated domes, adjacent to the site on the northwest corner of Linda Vista Road and Marion Way, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, Project Site No. 17, 18 and 19, as shown on Exhibit "A," the Owner/Permittee shall assure by permit and bond the closures of all non-utilized driveways with a City standard curb, gutter and sidewalk, adjacent to the site on Cushman Place, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, Project Site No. 17, 18 and 19, as shown on Exhibit "A," the Owner/Permittee shall assure by permit and bond, to construct a minimum 5-foot-wide City standard sidewalk, adjacent to the site on Cushman Place, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits for Project Site No. 27, 28, 29 and 30 as shown on Exhibit "A," the Owner/Permittee shall assure by permit and bond, the reconstruction of the existing driveway to current City standards, adjacent to the site on Via Las Cumbres, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits for Project Site No. 27, 28, 29 & 30 as shown on Exhibit "A," the Owner/Permittee shall assure by permit and bond the reconstruction of all non-signalized driveway entrances with City standard driveway, on Linda Vista Road, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with a current City standard sidewalk, adjacent to the site, satisfactory to the City Engineer.

23. The slopes for driveways may have a maximum of 14 percent grade without transitions, or a maximum 20 percent of grade provided that transitions of a minimum 8-foot length at half of the ramp slope are installed at both ends of the ramp.

24. All proposed driveways shall provide visibility area triangles, per San Diego Municipal Code Diagram 13-02SS. No obstruction including solid walls in the visibility area shall exceed three feet in height. Plant material, other than trees, within the public right-of-way that is located within the visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

25. Prior to the issuance of any construction permits, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

26. The applicant shall submit a site-specific Storm Water Quality Management Plan during the Substantial Conformance Review process for each project as shown on Exhibit "A."

27. Prior to the issuance of any construction permits, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and

the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-00090DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

29. Prior to issuance of a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

30. Prior to the recordation of Easement Vacation No. 1794552 for an existing storm drain Facility, the Owner/Permittee shall assure, by permit, bond and as-built completion the abandonment or privatization of all associated storm water facilities, in a manner satisfactory to the Development Services Director and the City Engineer.

31. Prior to the issuance of any construction permits, a project specific drainage study shall demonstrate all peak flow attenuation calculations based upon a hydrograph analysis. To simulate detention basin routing, the post-project 100-year peak flow must be transformed into a 6-hour detention basin inflow hydrograph. The procedure for developing a 6-hour Rational Method hydrograph is detailed in Chapter 6 of the County of San Diego Hydrology Manual. The Manual includes a detailed example of the process near the end of the Manual in Workbook B.5.

32. Prior to the issuance of any construction permits, a project specific drainage study must demonstrate that each project mitigates the 100-year post-project peak flow below the 100-year pre-project peak flow for each project, satisfactory to the City Engineer. Details of the inflow and outflow hydrographs, including the 100-year routed peak flow and the resultant 100-year water surface elevation in the basin shall be included in the drainage study. Runoff from areas offsite of the project limits shall be diverted around the project site or otherwise bypass the proposed project conveyance system. If not feasible, or if any of the individual projects do not provide proper project-specific peak flow mitigation, then a cumulative analysis at the downstream end of the Master Plan area shall be required to ensure that the 100-year peak flows are properly mitigated, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

33. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro seeding of all disturbed land in accordance with the City's Landscape Standards, Stormwater Design Manual and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.

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

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

36. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC Section 142.0403(b)(5).

37. Prior to issuance of any construction permits for structures over 500 square feet that include landscaping, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC Section 142.0413, Table 142-04I to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operational as approved by the Development Services Department.

38. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscaping shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

39. If any required landscaping (including existing or new plantings, hardscape, landscape features, shade structures, etc.) as shown on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

40. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program as shown on Exhibit "A" Brush Management Plan on file in the Office of the Development Services Department.

41. Whereas a standard Brush Management Program consists of a Zone One of 35 feet in width with Zone Two of 65 feet in width extending out from the structure towards the native/naturalized vegetation, existing conditions require a modified Brush Management Program per Brush Management Regulations of the Land Development Code section 142.0412. Zone one shall range from 3-feet to 80-feet with a corresponding Zone Two of 97-feet to 0-feet, respectively, exercising Zone Two reduction options under SDMC Section 142.0412(f) as shown on Exhibit "A."
42. Whereas existing structures are adjacent to Environmentally Sensitive Lands, a modified Zone One may not extend past the CUP Boundary or the MHPA Boundary, whichever is closest to the structure, and the balance of Zone Two may extend into the native/naturalized vegetation, consistent with SDMC Section 142.0412(h).
43. Whereas redevelopment is proposed at Site No. 20 and 27, Brush Management must be fully contained within the boundary of the CUP and shall integrate alternative compliance measures if a full 100 feet of defensible space is not provided, under SDMC Section 142.0412(i). Zone One may not extend beyond the boundary of the MHPA.
44. Prior to the issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
45. Prior to the issuance of any building permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under SDMC Section 142.0412.
46. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures on non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to the Fire Marshal approval.
47. The following note shall be provided on the Brush Management Construction Documents: It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.
48. The Brush Management Program shall be maintained at all times in accordance with the City's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

49. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized

for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

**TRANSPORTATION REQUIREMENTS:**

52. Prior to issuance of the building permit for each project, Owner/Permittee shall provide a parking assessment demonstrating that parking is provided at a rate of 0.539 vehicular parking spaces per on-campus full time equivalent (FTE) enrollment, satisfactory to the City Engineer.

53. Annual FTE Report: Owner/Permittee shall submit on-campus full time equivalent (FTE) enrollment numbers to the City of San Diego, Director of the Development Services Department or designee, by May 1st of each year for the life of this Permit, and shall comply with all requirements of the Mitigation, Monitoring, and Reporting Program (MMRP).

**WATER AND SEWER DEVELOPMENT REQUIREMENTS:**

54. All public water and sewer facilities shall be designed and constructed in accordance with the approved Addendum Water and Sewer Study, dated November 15, 2023.

55. Prior to the issuance of any construction permits for buildings contributing wastewater to the Linda Vista Road Sewer Basin (Project No. 22, 23, 25, and 26), the Owner/Permittee shall demonstrate that the existing downstream sewer facilities (i.e., Lines 10-13) shall meet City standards. If City standards cannot be met, the Owner/Permittee shall assure by permit and bond the design and construction to upsize the existing 8-inch public sewer mains (Lines 10-13) to 10 inches along the Azusa Street and Gaines Street public right-of-way, as shown on the approved Addendum Sewer Study, in a manner satisfactory to the Public Utilities Department and the City Engineer.

56. Prior to the recordation of Easement Vacation No. 1794547, the Owner/Permittee shall assure by permit, bond and as-built completion the abandonment, relocation, or privatization of all associated public water facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

57. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPD) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way. The Public

Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

59. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

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

62. Prior to the issuance of occupancy for the first residential building permits, the Owner/Permittee shall assure by permit and bond to cap (abandon) at the property line any existing unused sewer lateral and install new sewer laterals which must be located outside of any driveway or vehicular use area.

63. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond to remove (kill) at the main any existing unused water service.

64. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

**AIRPORT REQUIREMENTS:**

65. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement (DS-503) and show certification on the building plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No Hazard to Air Navigation or provide an FAA Determination of No Hazard to Air Navigation.

**ENVIRONMENTAL SERVICES:**

66. Prior to the issuance of construction permits for each project, the Owner/Permittee shall demonstrate consistency with the Waste Management Plan, dated March 2024. Should the construction plans contain projects that exceed the assumptions in the approved Waste Management Plan then an updated Waste Management Plan shall be prepared and implemented to ensure compliance with all applicable SDMC, State, and Federal regulations at the time of project implementation, in a manner satisfactory to the Environmental Services Department.

**GEOLOGY REQUIREMENTS:**

67. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services.

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

**ENVIRONMENTAL MITIGATION REQUIREMENTS:**

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

70. The mitigation measures specified in the MMRP and outlined in 15162 Memo 1099954, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS. The Owner/Permittee shall comply with the MMRP as specified in 15162 Memo No. 1099954 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permits, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **BIOLOGICAL RESOURCES, TRANSPORTATION & CIRCULATION, HISTORICAL RESOURCES, AIR QUALITY, PUBLIC UTILITIES, VISUAL EFFECTS & NEIGHBORHOOD CHARACTER, AND PALEONTOLOGY.**

71. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.15 acre of Diegan coastal sage scrub (includes disturbed Diegan coastal sage scrub) (Tier II). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines of 1:1 ratio if mitigation would occur inside of the Multi-Habitat Planning Area (MHPA) and a 1.5:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to Diegan coastal sage scrub (including disturbed Diegan coastal sage scrub) would be 0.15 acre inside the MHPA or 0.225 acres outside the MHPA equivalent contribution to the City's Habitat Acquisition Fund (HAF) plus a 10 percent administrative fee.

**MULTI HABITAT PLANNING AREA (MHPA) ADJACENCY REQUIREMENTS:**

72. The following permit conditions are required to be placed on the construction documents and plans for Project Site No 27:

Prior to the issuance of any construction permits or notice to proceed, City staff shall verify that the applicant has accurately represented the projects design in or on the construction documents in conformance with the associated discretionary permit conditions and Exhibit "A", including the City's



Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG). The applicant shall provide an implementation plan and include references on the construction documents of the measures listed below under the **bolded heading** for each item.

**Grading/Land Development/MHPA Boundaries:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify that MHPA boundaries onsite and adjacent properties are delineated on the construction documents. City staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

**Drainage:** Prior to issuance of any construction permits or notice to proceed, City staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed to not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

**Toxics/Project Staging Areas/Equipment Storage:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) and shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note on the construction documents that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

**Lighting:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify that lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City's Outdoor Lighting Regulations, SDMC Section 142.0740.

**Barriers:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify that construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation, rocks/boulders, 6-foot high vinyl-coated chain link or equivalent fences/walls, and signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction, where needed.

**Invasives:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify that no invasive non-native plant species are being introduced into areas within or adjacent to the MHPA.

**Noise:** Prior to the issuance of any construction permits or notice to proceed, City staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species. Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the California Coastal Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be required to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the species listed above, their presence shall be assumed and noise attenuation and biological monitoring shall be implemented. If species are present or assumed present due to surveys not being performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

**INFORMATION ONLY:**

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

APPROVED by the City Council of the City of San Diego on [CC approval date] and [Resolution No.].

**ATTACHMENT 5**

Conditional Use Permit No. PMT-3234656  
Site Development Permit No. PMT-3234657  
Planned Development Permit No. PMT-3302312  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

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

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

**UNIVERSITY OF SAN DIEGO, a California  
Corporation, Owner/Permittee**

By \_\_\_\_\_  
NAME  
TITLE

**UNIVERSITY OF SAN DIEGO, a California  
Corporation, Owner/Permittee**

By \_\_\_\_\_  
NAME  
TITLE

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

## LEGAL DESCRIPTION

Real property in the City of San Diego, County of San Diego, State of California, described as follows:

**PARCEL A: (APN 437-010-22)**

PARCEL 1 OF PARCEL MAP NO. [17820](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1997 AS INSTRUMENT NO. 1997-43710, OF OFFICIAL RECORDS.

**PARCEL B: (APN 437-010-21)**

PARCEL 4 OF PARCEL MAP NO. [14519](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 17, 1986.

**PARCEL C: (PORTION 437-010-06)**

THAT PORTION OF PUEBLO LOT 1176 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS [MAP NO. 36](#), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PUEBLO LOT 1176 DISTANT THEREON SOUTH 1° 02' 45" WEST 947.01 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88° 57' 15" EAST 355.00 FEET; THENCE SOUTH 58° 14' 41" EAST 255.41 FEET; THENCE SOUTH 1° 02' 45" WEST 199.49 FEET; THENCE SOUTH 41° 19' 23" WEST 98.12 FEET TO A POINT IN THE 850 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, IN THE NORTHERLY LINE OF THE 100 FOOT RIGHT OF WAY (KNOWN AS "LINDA VISTA ROAD") DESCRIBED IN PARCEL A-1 OF DEED TO THE CITY OF SAN DIEGO, RECORDED JUNE 27, 1947 AS FILE NO. 66831 IN [BOOK 2442, PAGE 83](#) OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID CURVE 204.14 FEET TO THE END THEREOF; THENCE SOUTH 62° 57' 05" WEST, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY, 364.23 FEET TO A POINT IN THE WESTERLY LINE OF SAID PUEBLO LOT; THENCE NORTH 1° 02' 45" EAST, ALONG SAID WESTERLY LINE, 650.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN UNIVERSITY KNOLLS, ACCORDING TO MAP THEREOF NO. [3900](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 29, 1958.

ALSO EXCEPTING THEREFROM ALL URANIUM, THORIUM, AND ALL OTHER MATERIAL DETERMINED PURSUANT TO SECTION 5 (B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED, IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LAND COVERED BY THIS INSTRUMENT ARE HEREBY RESERVED FOR THE USE OF THE GOVERNMENT, TOGETHER WITH THE RIGHT OF THE GOVERNMENT THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR INJURY OCCASIONED THEREBY. HOWEVER, SUCH LAND MAY BE USED, AND ANY RIGHTS OTHERWISE ACQUIRED BY THIS DISPOSITION MAY BE EXERCISED, AS IF NO RESERVATION OF SUCH MATERIALS HAD BEEN

MADE; EXCEPT THAT, WHEN SUCH USE RESULTS IN THE EXTRACTION OF ANY SUCH MATERIAL FROM THE LAND IN QUANTITIES WHICH MAY NOT BE TRANSFERRED OR DELIVERED WITHOUT A LICENSE UNDER THE ATOMIC ENERGY ACT OF 1946, AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED, SUCH MATERIAL SHALL BE THE PROPERTY OF THE UNITED STATES ATOMIC ENERGY COMMISSION, AND THE COMMISSION MAY REQUIRE DELIVERY OF SUCH MATERIAL TO IT BY ANY POSSESSOR THEREOF AFTER SUCH MATERIAL HAS BEEN SEPARATED AS SUCH FROM THE ORES IN WHICH IT WAS CONTAINED. IF THE COMMISSION REQUIRES THE DELIVERY OF SUCH MATERIAL TO IT, IT SHALL PAY TO THE PERSON MINING OR EXTRACTING THE SAME, OR TO SUCH OTHER PERSONS AS THE COMMISSION DETERMINES TO BE ENTITLED THERETO, SUCH SUMS, INCLUDING PROFITS AS THE COMMISSION DEEMS FAIR AND REASONABLE FOR THE DISCOVERY, MINING, DEVELOPMENT, PRODUCTION, EXTRACTION, AND OTHER SERVICES PERFORMED WITH RESPECT TO SUCH MATERIAL PRIOR TO SUCH DELIVERY, BUT SUCH PAYMENT SHALL NOT INCLUDE ANY AMOUNT ON ACCOUNT OF THE VALUE OF SUCH MATERIAL BEFORE REMOVAL FROM ITS PLACE OF DEPOSIT IN NATURE. IF THE COMMISSION DOES NOT REQUIRE DELIVERY OF SUCH MATERIAL TO IT, THE RESERVATION HEREBY MADE SHALL BE OF NO FURTHER FORCE OR EFFECT, AS RESERVED BY THE UNITED STATES OF AMERICA IN DEED RECORDED FEBRUARY 26, 1954 AS DOCUMENT NO. 25371 IN [BOOK 5155, PAGE 40](#), OFFICIAL RECORDS.

**PARCEL D: (PORTION 437-010-06)**

THOSE PORTIONS OF SANTA ANA DRIVE AND MARIAN WAY AS VACATED BY RESOLUTION NO. 223301 OF THE COUNCIL OF THE CITY OF SAN DIEGO AND AS SHOWN ON DRAWING 17770-D ON FILE IN THE OFFICE OF THE CITY CLERK AS DOCUMENT NO. 765855, A CERTIFIED COPY OF WHICH RECORDED APRIL 23, 1979 AS FILE/PAGE NUMBER [79-165250](#), OFFICIAL RECORDS.

EXCEPTING FROM A PORTION THEREFROM ALL URANIUM, THORIUM, AND ALL OTHER MATERIAL DETERMINED PURSUANT TO SECTION 5 (B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED, IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LAND COVERED BY THIS INSTRUMENT ARE HEREBY RESERVED FOR THE USE OF THE GOVERNMENT, TOGETHER WITH THE RIGHT OF THE GOVERNMENT THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR INJURY OCCASIONED THEREBY. HOWEVER, SUCH LAND MAY BE USED, AND ANY RIGHTS OTHERWISE ACQUIRED BY THIS DISPOSITION MAY BE EXERCISED, AS IF NO RESERVATION OF SUCH MATERIALS HAD BEEN MADE; EXCEPT THAT, WHEN SUCH USE RESULTS IN THE EXTRACTION OF ANY SUCH MATERIAL FROM THE LAND IN QUANTITIES WHICH MAY NOT BE TRANSFERRED OR DELIVERED WITHOUT A LICENSE UNDER THE ATOMIC ENERGY ACT OF 1946, AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED, SUCH MATERIAL SHALL BE THE PROPERTY OF THE UNITED STATES ATOMIC ENERGY COMMISSION, AND THE COMMISSION MAY REQUIRE DELIVERY OF SUCH MATERIAL TO IT BY ANY POSSESSOR THEREOF AFTER SUCH MATERIAL HAS BEEN SEPARATED AS SUCH FROM THE ORES IN WHICH IT WAS CONTAINED. IF THE COMMISSION REQUIRES THE DELIVERY OF SUCH MATERIAL TO IT, IT SHALL PAY TO THE PERSON MINING OR EXTRACTING THE SAME, OR TO SUCH OTHER PERSONS AS THE COMMISSION DETERMINES TO BE ENTITLED THERETO, SUCH SUMS, INCLUDING PROFITS AS THE COMMISSION DEEMS FAIR AND REASONABLE FOR THE DISCOVERY, MINING, DEVELOPMENT, PRODUCTION, EXTRACTION, AND OTHER SERVICES PERFORMED WITH RESPECT TO SUCH MATERIAL PRIOR TO SUCH DELIVERY, BUT SUCH PAYMENT SHALL NOT INCLUDE ANY AMOUNT ON ACCOUNT OF THE VALUE OF SUCH MATERIAL BEFORE REMOVAL FROM ITS PLACE OF DEPOSITS IN NATURE. IF THE COMMISSION DOES NOT REQUIRE DELIVERY OF SUCH MATERIAL TO IT, THE RESERVATION HEREBY MADE SHALL BE OF NO FURTHER FORCE OR EFFECT, AS RESERVED BY THE UNITED STATES OF AMERICA IN DEED RECORDED FEBRUARY 26, 1954 AS DOCUMENT NO. 25371 IN [BOOK 5155, PAGE 40](#), OFFICIAL RECORDS.

**PARCEL E: (APN 437-010-19)**

PARCEL 1 OF PARCEL MAP NO. [14519](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 17, 1986.

**PARCEL F: (APN 437-640-27)**

PARCEL 1 OF PARCEL MAP NO. [14447](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON SEPTEMBER 04, 1986 AS INSTRUMENT NO. [86-388843](#), OF OFFICIAL RECORDS.

**PARCEL G1: (APN 437-640-33)**

PARCEL 1 OF PARCEL MAP [18069](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 09, 1998 AS INSTRUMENT NO. [1998-425766](#) OF OFFICIAL RECORDS.

**PARCEL G2:**

AN EASEMENT AND RIGHT OF WAY FOR THE PASSAGE OF PERSONS AND VEHICLES, TO CONSTRUCT, INSTALL, UTILIZE, MAINTAIN, IMPROVE, ALTER AND/OR REMOVE PUBLIC UTILITY LINES AND SERVICES, SEWER, WATER AND DRAINAGE SYSTEMS, AND APPURTENANCES THERETO.

A STRIP OF LAND IN PARCELS 1, 2 AND 3 OF PARCEL MAP NO. [7526](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID PARCEL MAP NO. [7526](#) BEING OF UNIVERSITY KNOLLS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [3900](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 1, BEING A POINT OF CUSP WITH A 20.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY IN THE WESTERLY LINE OF SANTA PAULA DRIVE; THENCE SOUTH 00° 29' 41" WEST ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 39.3 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTHEASTERLY BOUNDARY OF SAID PARCELS 1 AND 2, THROUGH A CENTRAL ANGLE OF 31° 43' 46" A DISTANCE OF 44.30 FEET TO INTERSECTION WITH A LINE THAT IS PARALLEL WITH 2.50 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 66° 34' 57" WEST ALONG SAID PARALLEL LINE 165.01 FEET TO INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE 20.00 FOOT WIDTH GENERAL UTILITY EASEMENT WITHIN SAID PARCEL 3; THENCE NORTH 0° 29' 41" EAST ALONG SAID SOUTHERLY PROLONGATION TO AND ALONG SAID WESTERLY LINE 468.23 FEET TO AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID PARCEL 3; THENCE SOUTH 89° 30' 19" EAST ALONG SAID NORTH LINE OF PARCEL 3, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0° 29' 41" WEST ALONG THE EAST LINE OF SAID PARCEL 3 TO AND ALONG THE EAST LINE OF SAID 20.00 FOOT WIDE GENERAL UTILITY EASEMENT 423.92 FEET TO THE POINT OF TANGENCY WITH A 10.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY AND WHICH CURVE IS ALSO TANGENT TO THE SOUTHWESTERLY LINE OF SAID PARCEL 3; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 04' 38" A DISTANCE OF 11.71 FEET TO SAID POINT OF TANGENCY ON THE SOUTHWESTERLY LINE OF PARCEL 3; THENCE SOUTH 66° 34' 57" EAST ALONG SAID SOUTHWESTERLY LINE 93.49

FEET TO THE POINT OF TANGENCY WITH THE 20.00 FOOT RADIUS CURVE FORMING THE POINT OF CUSP AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112° 55' 22" A DISTANCE OF 39.42 FEET TO SAID POINT OF CUSP AND POINT OF BEGINNING.

**PARCEL H1:**

A PERPETUAL EXCLUSIVE EASEMENT FOR FOOTINGS OF WALL AND OTHER IMPROVEMENTS CONSISTING OF A THREE (3) FOOT WIDE STRIP OF PARCEL 1 OF PARCEL MAP NO. 18069, ALONG A PORTION OF SAID PARCEL 1 WHICH ADJOINS PARCEL 2 OF SAID PARCEL MAP NO. 18069, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 09, 1998 AS FILE NO. 1998-0425766 OF OFFICIAL RECORDS, AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED TO AND INCORPORATED IN QUITCLAIM DEED EXECUTED BY THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, A CORPORATE SOLE, RECORDED AUGUST 10, 1998 AS DOCUMENT NO. 1998-0498737, OFFICIAL RECORDS, WITHOUT LIMITATION THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE SUCH WALL AND OTHER IMPROVEMENT FOOTINGS WITHIN THE AREA OF SUCH EASEMENT.

**PARCEL H2:**

A PERPETUAL RIGHT, EASEMENT AND RIGHT OF WAY, IN COMMON WITH OTHERS (A) FOR THE PASSAGE OF PERSONS AND VEHICLES, (B) TO CONSTRUCT, INSTALL, UTILIZE, MAINTAIN, REPAIR, REPLACE, IMPROVE, ALTER AND/OR REMOVE PUBLIC UTILITY LINES AND SERVICES, SEWER, WATER AND DRAINAGE SYSTEMS, AND APPURTENANCES THERETO, TO SERVE PARCEL 2 OF PARCEL MAP NO. 18069, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 09, 1998 AND (C) TO ENJOY THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR ANY PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE EXERCISE OF THE RIGHTS AND PRIVILEGES GRANTED UNDER THIS EASEMENT, ON, UPON, ACROSS, TO, FROM, ABOVE, OVER, IN, UNDER AND BENEATH THAT CERTAIN PORTION OF PARCEL 1 OF PARCEL MAP NO. 17255, PARCELS 1 AND 2 OF PARCEL MAP NO. 14447, AND PARCEL 1 OF PARCEL MAP NO. 18069, ALL ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGEL POINT ON THE EASTERLY BOUNDARY OF PARCEL 1 OF SAID PARCEL MAP NO. 18069, BEING THE NORTHERLY TERMINUS OF THAT COURSE AND DISTANCE DESIGNATED AS "NORTH 00° 29' 41" EAST 239.09 FEET"; THENCE ALONG SAID BOUNDARY SOUTH 00° 29' 41" WEST 239.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET; THENCE SOUTH ALONG SAID CURVE 45.42 FEET THROUGH A CENTRAL ANGLE OF 81° 19' 07" TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 132.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 09° 10' 34" WEST, THENCE EAST ALONG SAID CURVE 20.00 FEET THROUGH A CENTRAL ANGLE OF 08° 40' 53"; THENCE SOUTH 89° 30' 19" EAST 103.81 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 1; THENCE ALONG SAID BOUNDARY SOUTH 00° 29' 41" WEST 8.00 FEET; THENCE LEAVING SAID BOUNDARY NORTH 89° 30' 19" WEST 14.94 FEET; THENCE SOUTH 00° 29' 41" WEST 38.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 29.00 FEET; A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 61° 52' 15" EAST; THENCE SOUTH ALONG SAID CURVE 14.49 FEET THROUGH A CENTRAL ANGLE OF 28° 37' 26"; THENCE SOUTH 00° 29' 41" WEST 208.52 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 163.50

FEET; THENCE SOUTH ALONG SAID CURVE 55.18 FEET THROUGH A CENTRAL ANGLE OF 19° 20' 08" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 3.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 70° 10' 11" WEST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 5.86 FEET THROUGH A CENTRAL ANGLE OF 111° 55' 13" TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 44.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 02° 05' 24" WEST; THENCE EAST ALONG SAID CURVE 18.01 FEET THROUGH A CENTRAL ANGLE OF 23° 27' 01" TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 1, A RADIAL LINE TO SAID POINT BEARS NORTH 21° 21' 37" EAST, THENCE ALONG SAID BOUNDARY SOUTH 00° 29' 41" WEST 50.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 45.26 FEET THROUGH A CENTRAL ANGLE OF 13° 38' 51" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT HAVING A BEARING SOUTH 75° 51' 28" EAST; THENCE SOUTH 79° 02' 58" WEST 5.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 7.12 FEET THROUGH A CENTRAL ANGLE OF 68° 00' 50" TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 194.31 FEET A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 78° 57' 52" EAST, THENCE SOUTH ALONG SAID CURVE 76.59 FEET THROUGH A CENTRAL ANGLE OF 22° 35' 09" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID CURVE HAVING A BEARING OF SOUTH 56° 22' 43" EAST; THENCE SOUTH 39° 57' 20" WEST 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTH ALONG SAID CURVE 4.97 FEET THROUGH A CENTRAL ANGLE OF 14° 13' 42" TO A POINT OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 194.31 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 45° 38' 41" EAST; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE 214.70 FEET THROUGH A CENTRAL ANGLE OF 63° 18' 31" TO A POINT OR REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 242.10 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 17° 39' 49" EAST; THENCE WESTERLY ALONG SAID CURVE 179.71 FEET THROUGH A CENTRAL ANGLE OF 42° 31' 56" TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 24° 52' 07" WEST; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE 48.55 FEET THROUGH A CENTRAL ANGLE OF 92° 42' 52"; THENCE SOUTH 27° 34' 59" EAST 119.34 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTH ALONG SAID CURVE 35.81 FEET THROUGH A CENTRAL ANGLE OF 68° 23' 24" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 05° 58' 23" EAST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF LINDA VISTA ROAD AS DEDICATED PER DEED RECORDED JUNE 27, 1947 IN [BOOK 2442, PAGE 83](#) OF OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY SOUTH 62° 25' 01" WEST 94.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 28.50 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 84° 42' 29" EAST; THENCE NORTH ALONG SAID CURVE 16.72 FEET THROUGH A CENTRAL ANGLE OF 33° 36' 28"; THENCE NORTH 27° 34' 59" WEST, 45.49 FEET TO THE BEGINNING OF CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWEST ALONG SAID CURVE 27.06 FEET THROUGH A CENTRAL ANGLE OF 25° 50' 31" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWEST ALONG SAID CURVE 27.06 FEET THROUGH A CENTRAL ANGLE OF 25° 50' 31"; THENCE NORTH 27° 34' 59" WEST 48.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWEST ALONG SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 44° 59' 50" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 50.00 FEET; A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 17° 25' 12" WEST; THENCE NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE 187.09 FEET THROUGH A CENTRAL ANGLE OF 214° 23' 13" TO A POINT OF REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 51° 48' 25" WEST; THENCE EAST ALONG SAID CURVE 26.41 FEET THROUGH A CENTRAL ANGLE OF 75° 38' 46" TO A POINT OF REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 269.00 FEET, A RADIAL LINE TO SAID



POINT HAVING A BEARING OF NORTH 23° 50' 22" EAST, THENCE EAST ALONG SAID CURVE 195.33 FEET THROUGH A CENTRAL ANGLE OF 41° 36' 16" TO A POINT OF REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 166.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 17° 45' 55" WEST; THENCE EAST ALONG SAID CURVE 278.88 FEET THROUGH A CENTRAL ANGLE OF 96° 15' 24" TO A POINT OF COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 78° 29' 29" WEST; THENCE NORTH ALONG SAID CURVE 11.43 FEET THROUGH A CENTRAL ANGLE OF 65° 30' 50" TO A POINT OF REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 35° 59' 41" WEST; THENCE NORTH ALONG SAID CURVE 83.86 FEET THROUGH A CENTRAL ANGLE OF 96° 05' 28" TO A POINT OF REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 47° 54' 51" EAST; THENCE NORTH ALONG SAID CURVE 7.26 FEET THROUGH A CENTRAL ANGLE OF 41° 35' 28"; THENCE NORTH 00° 29' 41" EAST 268.29 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31.00 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE 48.69 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE NORTH 89° 30' 19" WEST 43.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE 98.96 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE NORTH 00° 29' 41" EAST 179.75 FEET TO THE BEGINNING OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 54.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 28.43 FEET THROUGH A CENTRAL ANGLE OF 30° 10' 02" TO A POINT OF REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 59° 20' 17" EAST; THENCE NORTH ALONG SAID CURVE 18.43 FEET THROUGH A CENTRAL ANGLE OF 30° 10' 02"; THENCE NORTH 00° 29' 41" EAST 22.76 FEET TO THE BOUNDARY OF SAID PARCEL 1; THENCE ALONG SAID BOUNDARY SOUTH 89° 30' 19" EAST 27.45 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 437-640-32

**PARCEL I: (APN: 437-640-28)**

PARCEL 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. [14447](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 04, 1986 AS FILE NO. 1986-0388843 OF OFFICIAL RECORDS.

**PARCEL J: (APN: 436-280-09)**

PARCEL 2 OF PARCEL MAP NO. [14126](#), BEING A DIVISION OF A PORTION OF PARCEL B OF [PARCEL MAP NO. 319](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 21, 1970 AS FILE NO. [150454](#) OF OFFICIAL RECORDS

**PARCEL K: (APN: 436-280-13)**

PARCEL 1 OF PARCEL MAP NO. [17255](#), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993.

**Parcel M: (APN 436-280-10)**

That Parcel of land including Pueblo Lots 287, 288, 294, 295, 296, the Southeasterly Half of Pueblo Lot 286, the Northeasterly Half of Pueblo Lot 297, portions of Pueblo Lots 267, 289, 292, 293 and 1177 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe in 1870, a copy of said Map having been filed as Miscellaneous [Map No. 36](#) on November 14, 1921 in the Office of County Recorder of San Diego County, said portions of Pueblo Lots including also portions of Silver Terrace, according to Map thereof No. [434](#) filed in the Office of County Recorder of San Diego County, December 24, 1887 and being more particularly described as a whole as follows:

Beginning at the intersection of the Easterly prolongation of the Northerly line of Josephine Street (formerly Post Street) with the Northerly prolongation of the Westerly line of Block 20 of said Silver Terrace, Map No. [434](#), (said Westerly Block line being also the Easterly line of Brunner Street, formerly Silver Street) as said streets and said Block 20 are shown on said Map No. [434](#), thence along said prolongation and along said Northerly line of said Josephine Street, South  $75^{\circ}19'30''$  West 246.04 feet to the true point of beginning of the property herein described, thence along said Northerly line of Josephine Street, South  $75^{\circ}19'30''$  West 194.83 feet to the beginning of a curve (concave Southeasterly) in said Josephine Street (formerly Post Street) as shown on Amended Map No. [695](#) of Silver Terrace, filed in the Office of County Recorder of San Diego County, December 12, 1891, said curve as it exists in January 1950, having a radius of 500 feet and from said curve, beginning a line radial thereto bears North  $43^{\circ}32'52''$  West, thence Southwesterly along said curve 319.22 feet through an angle of  $36^{\circ}34'48''$  to a line which is parallel with and 50 feet Northerly at right angles from the Northerly right of way line of the State Highway as said right of way is shown on Map thereof designated XI-SD-Linda Vista Road DA-NR 39 on file in the Office of the District State Highway Engineer's Office, thence along said parallel line South  $75^{\circ}18'30''$  West 207.06 feet to the Northerly prolongation of the Easterly line of Benicia Street (formerly Second Street) as said Street is shown on said Map Nos. [434](#) and [695](#) of said Silver Terrace, thence along said prolongation, North  $15^{\circ}13'30''$  West 30 feet to a line which is parallel with and 80 feet Northerly at right angles, from said Northerly right of way line of said State Highway, thence along said parallel line, South  $75^{\circ}18'30''$  West, 56 feet to a point in the Southerly line of Block 23 of said Silver Terrace (said Southerly line being also the Northerly line of Ruby Street, formerly may Street, as shown on said Map Nos. [434](#) and [695](#)), thence along said Southerly line of said Block 23, South  $74^{\circ}33'10''$  West, 448.27 feet to the common line, being said Pueblo Lots 296 and 1177, thence along said common line, South  $35^{\circ}09'20''$  West, 128.00 feet to the Northerly line of Block "A" of said Silver Terrace, Map Nos. [434](#) and [695](#), thence along said Northerly block line (being also along the Southerly line of said Ruby Street above mentioned) North  $74^{\circ}33'10''$  East 80.95 feet to the most Northerly corner of said Block "A", thence along the Easterly line of said Block "A" (being also along the Westerly line of Azusa Street, recorded as First Street, later known as Auburn) South  $15^{\circ}13'30''$  East 83.77 feet to a point in the 1030 foot radius curve (concave Southeasterly) of a portion of said Northerly right of way line of said State Highway as said portion is described in Deed to the State of California, recorded May 25, 1944 in [Book 1684, Page 180](#) of Official Records, thence Southwesterly along said curve of said right of way line 349.57 feet through an angle of  $19^{\circ}26'43''$  to the common line between said Block "A" and said Pueblo Lot 297, thence along said common line, North  $36^{\circ}09'20''$  East 99.39 feet to the most Southerly corner of said Northeasterly Half of said Pueblo Lot 297, thence Northwesterly along the Southwesterly line of said Northeasterly Half of said Pueblo Lot 297 to the most Westerly corner thereof, in the Southeasterly line of said Southeasterly Half of Pueblo Lot 286, thence Southwesterly along said Southeasterly line to the most Southerly corner of said Pueblo Lot 286, thence Northwesterly along the Southwesterly line of said Southeasterly Half of Pueblo Lot 286 to the most Westerly corner thereof, thence Northeasterly along the Northwesterly line of said Southeasterly Half of Pueblo Lot 286 to the most Northerly corner thereof, in the Southwesterly line of said Pueblo Lot 287, thence Northwesterly along said Southwesterly line to the most Westerly corner of said

Pueblo Lot 287, thence Northeasterly along the Northwesterly line of said Pueblo Lots 287 and 288 to the most Southerly corner of said Pueblo Lot 267, being an angle point in the boundary of land described in Deed to the County of San Diego, recorded September 29, 1975 as instrument no. [75-264395](#) of Official Records, thence along the boundary of said land North 08°07'50" West 32.00 feet and South 65°34'44" East 933.00 feet to the most Easterly corner of said land, thence South 11°36' East 1178.21 feet to the true point of beginning.

Excepting therefrom that portion thereof described as follows:

That portion of Pueblo Lots 286, 287 294, 295, 296, 297 and 1177 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe in 1870, a copy of said Map having been filed as Miscellaneous [Map No. 36](#) on November 14, 1921 in the Office of the County Recorder of San Diego County, said portions of Pueblo Lots including also portions of Silver Terrace, according to Map thereof No. [434](#), filed in the Office of the County Recorder of San Diego County December 24, 1887 and being more particularly described as a whole as follows:

Beginning at the intersection of the Easterly prolongation on of the Northerly line of Josephine Street (formerly Post Street) with the Northerly prolongation of the Westerly line of Block 20 of said Silver Terrace, Map No. [434](#) (said Westerly Block line being also the Easterly line of Brunner Street, formerly Silver Street), as said streets and said Block 20 are shown on said Map No. [434](#); thence along said prolongation and along said Northerly line of said Josephine Street, South 75°19'30" West 246.04 feet; thence North 11°36' West 488.02 feet; thence South 73°42'30" West 18.28 feet to the beginning of a tangent 1000 foot radius curve (concave Northerly); thence Westerly along said curve 81.88 feet through an angle of 4°41'30"; thence tangent to said curve South 78°24' West 518.33 feet to the beginning of a tangent 596.30 foot radius curve (concave Northerly) ; thence Westerly along said curve 46.92 feet through an angle of 4°30' 30"; thence radial to said curve South 2°05'30" East 40 feet to the true point of beginning of the property herein described, said true point of beginning being also in a 636.30 foot radius curve (concentric with said 596.30 foot radius curve above mentioned) ; thence Westerly along said curve 56.39 feet through an angle of 5°04'40"; thence tangent to said curve South 87°59'10" West 242.94 feet to the beginning of a tangent 460 foot radius curve (concave Southeasterly); thence Southwesterly along said curve 293.06 feet through an angle of 36°30'10"; thence tangent to said curve South 51°29' West 272.61 feet to the beginning of a tangent 235 foot radius curve (concave Easterly) ; thereon Southerly along said curve 433.24 feet through an angle of 105°37'42"; thence North 78°24' East 890.18 feet to a line which bears South 11°36' East from the true point of beginning thence North 11°36' West 487.90 feet to the true point of beginning.

**Parcel N: (APN 436-280-02)**

That portion of Pueblo Lots 286, 287 294, 295, 296, 297 and 1177 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe in 1870, a copy of said Map having been filed as Miscellaneous [Map No. 36](#) on November 14, 1921 in the Office of the County Recorder of San Diego County, said portions of Pueblo Lots including also portions of Silver Terrace, according to Map thereof No. [434](#), filed in the Office of the County Recorder of San Diego County December 24, 1887 and being more particularly described as a whole as follows:

Beginning at the intersection of the Easterly prolongation on of the Northerly line of Josephine Street (formerly Post Street) with the Northerly prolongation of the Westerly line of Block 20 of said Silver Terrace, Map No. [434](#) (said Westerly Block line being also the Easterly line of Brunner Street, formerly Silver Street), as said streets and said Block 20 are shown on said Map No. [434](#); thence along said prolongation and along said Northerly line of said Josephine Street, South 75°19'30" West 246.04 feet; thence North 11°36' West 488.02 feet; thence South 73°42'30"

West 18.28 feet to the beginning of a tangent 1000 foot radius curve (concave Northerly); thence Westerly along said curve 81.88 feet through an angle of 4°41'30"; thence tangent to said curve South 78°24' West 518.33 feet to the beginning of a tangent 596.30 foot radius curve (concave Northerly) ; thence Westerly along said curve 46.92 feet through an angle of 4°30' 30"; thence radial to said curve South 2°05'30" East 40 feet to the true point of beginning of the property herein described, said true point of beginning being also in a 636.30 foot radius curve (concentric with said 596.30 foot radius curve above mentioned) ; thence Westerly along said curve 56.39 feet through an angle of 5°04'40"; thence tangent to said curve South 87°59'10" West 242.94 feet to the beginning of a tangent 460 foot radius curve (concave Southeasterly); thence Southwesterly along said curve 293.06 feet through an angle of 36°30'10"; thence tangent to said curve South 51°29' West 272.61 feet to the beginning of a tangent 235 foot radius curve (concave Easterly) ; thereon Southerly along said curve 433.24 feet through an angle of 105°37'42"; thence North 78°24' East 890.18 feet to a line which bears South 11°36' East from the true point of beginning thence North 11°36' West 487.90 feet to the true point of beginning.

**Parcel O: (APN 436-320-01)**

The Northwesterly one-half of Pueblo Lot 286 of the Pueblo Lands of San Diego, in the City of San Diego, State of California, according to Map thereof made by James Pascoe in 1870.

**PARCEL P: (APN 436-370-19)**

PARCEL 1 OF PARCEL MAP NO. 16480, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 23, 1991 AS INSTRUMENT NO. 91-244450 OF OFFICIAL RECORDS.

**PARCEL Q: (APNS 436-390-02, 436-390-03, 436-390-04, 436-390-05, 436-390-06, 436-390-07, 436-390-08, 436-390-20, 436-390-11 AND 436-390-19)**

LOTS 1 THROUGH 19, INCLUSIVE OF BLOCK "C" OF SILVER TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 695, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 12, 1891.

EXCEPTING FROM SAID LOT 9, THAT PORTION THEREOF DESCRIBED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA, RECORDED JUNE 06, 1946, IN BOOK 2117, PAGE 226 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, SOUTH 75° 19' 30" WEST, 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, NORTH 15° 13' 30" WEST, 65.89 FEET; THENCE NORTH 62° 29' EAST, 51.17 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 15° 13' 30" EAST, 77.26 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 10, THAT PORTION THEREOF DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 10, 1944, IN BOOK 1703, PAGE 11 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, SOUTH 75° 19' 30" WEST, 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, NORTH 15° 13' 30" WEST, 54.51 FEET; THENCE NORTH 62° 29' EAST, 51.17 FEET TO

THE NORTHEASTERLY LINE OF SAID LOT 10; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 15° 13' 30" EAST, 65.89 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM SAID LOT 11, THAT PORTION THEREOF DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, DATED APRIL 05, 1944, AND RECORDED SEPTEMBER 27, 1944, IN [BOOK 1756, PAGE 35](#) OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, SOUTH 75° 19' 30" WEST, 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, NORTH 15° 13' 30" WEST, 43.14 FEET; THENCE NORTH 62° 29' EAST, 51.17 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 15° 13' 30" EAST, 54.51 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, SOUTH 75° 19' 30" WEST, 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12, NORTH 15° 13' 30" WEST, 31.76 FEET; THENCE NORTH 62° 29' EAST, 51.17 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE ALONG SAID EASTERLY LINE SOUTH 15° 13' 30" EAST, 43.14 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 13, 14 AND 15, SOUTH 75° 19' 30" WEST, 139.63 FEET; THENCE NORTH 62° 29' EAST, 142.90 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 13; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 15° 13' 30" EAST, 31.76 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION**

Real property in the City of San Diego, County of San Diego, State of California, described as follows:

**Parcel 1:**

The Northeasterly 1/2 of Pueblo Lot 298, in the City of San Diego, County of San Diego, State of California, according to partition map thereof on file with the County Clerk of San Diego County, in Action Entitled Steele Vs Steele, by the Superior Court under Case No. 5620, of San Diego County.

Excepting therefrom that portion described in Deed to the State of California, recorded August 2, 1947 in [Book 1719, Page 260](#) of Official Records.

**Portion of Parcel 4:**

Portion of Lot 1 of Gue Subdivision, excepting the Southeasterly 150 feet thereof, in the City of San Diego, State of California, according to the Map thereof No. [4722](#), filed in the Office of the County Recorder of San Diego County, February 23, 1961.

**Portion of Parcel 5:**

Portion of the Southeasterly 150 feet of Lot 1 of Gue Subdivision in the City of San Diego, County of San Diego, State of California, according to Map thereof No. [4722](#), filed in the Office of the County Recorder of San Diego County, February 23, 1961.

**Parcel 5A:**

An easement for road purposes 12 feet wide across a portion of Lot 1 of Gue Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. [4722](#), filed in the Office of the County Recorder of San Diego County, February 23, 1961, the center line of said easement being described as follows:

Beginning at a point on the Northwesterly line of said Lot 1 which is South 36°27'40" West 2 feet from the Southeasterly terminus of the center line of Cushman Place as shown on said Map No. [4722](#); thence due South along the easement described in Deed to Galen B. Gue et ux recorded February 28, 1962 as instrument no. [34571](#) of Official Records, 72 feet and South 53°46'20" East 135 feet to the Northwesterly line of the Southeasterly 150 feet of said Lot 1.

**Parcel 6:**

That portion of Lot "A" of Pueblo Lot 285 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, as shown on the Partition Map thereof filed in the Office of the County Clerk of San Diego County, in action entitled "Steele vs. Steele" Case No. 5620 of the Superior Court of the State of California, in and for the County of San Diego, described as follows:

Beginning at a point on the Northwesterly line of said Lot "A" distant thereon 165.00 feet Northeasterly from the most Westerly corner of said Lot; thence Southeasterly along a line parallel with the Southwesterly line of said Lot, 330.00 feet, more or less, to a point on the Southeasterly line thereof; thence Northeasterly along said Southeasterly 165.00 feet, more or less, to the most Easterly corner of said Lot, being designated as "Poole 285 No. 2"; thence Northwesterly along the Northeasterly line of said Lot, 330.00 feet, more or less, to the most Northerly corner thereof, being designated as "Poole 285, No. 1"; thence Southwesterly along the Northwesterly line of said Lot, 165.00 feet, more or less, to the Point of Beginning.

Excepting therefrom that portion lying Northwesterly of a line described as follows:

Commencing at the most Westerly corner of said Lot "A" of Pueblo Lot 285; thence Northeasterly along the Northwesterly line of said Lot, 165.00 feet; thence Southeasterly parallel with the Southwesterly line of said Lot "A", 155.00 feet to the most Southerly corner of that parcel of land conveyed to James E. Bignell, by deed dated June 17, 1941 and recorded in [Book 1198, Page 92](#) of Official Records; thence continuing Southeasterly parallel with the Southwesterly line of Lot "A" 50.00 feet to the True Point of Beginning; thence Northeasterly parallel with the Northwesterly line of said Pueblo Lot 285 a distance of 165.00 feet, more or less, to the Northeasterly line of said Lot.

**Parcel 7:**

That portion of Lot "A" of Pueblo Lot 285 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, as shown on the Partition Map thereof filed in the Office of the County Clerk of San Diego County, in action entitled "Steele vs. Steele" Case No. 5620 of the Superior Court of the State of California, in and for the County of San Diego, described as follows:

Commencing at the most Westerly corner of said Lot "A" of Pueblo Lot 285; thence Northeasterly along the Northwesterly line of said Lot, 165.00 feet; thence Southeasterly parallel with the Southwesterly line of said Lot "A", 155.00 feet to the True Point of Beginning being the most Southerly corner of that land conveyed to James E. Bignell, by deed dated June 17, 1941 and recorded in [Book 1198, Page 92](#) of Official Records; thence continuing Southeasterly parallel with the Southwesterly line of Lot "A" 50.00 feet' thence Northeasterly parallel with the Northwesterly line of said Pueblo Lot 285, a distance of 165 feet, more or less, to the Northeasterly line of said Lot; thence Northwesterly along said Northeasterly line 50 feet to a point on the Northeasterly prolongation of the Southeasterly line of said parcel conveyed to Bignell; thence Southwesterly along said Northeasterly prolongation, and said Southeasterly line, 165 feet, more or less, to the True Point of Beginning.

Josephine Street property (APN 437-010-22):

Real property in the City of San Diego, County of San Diego, State of California, described as follows: PARCEL A: (APN 437-010-22) PARCEL 1 OF PARCEL MAP NO. 17820, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1997 AS INSTRUMENT NO. 1997-43710 OF OFFICIAL RECORDS. PARCEL B: APN 436-390-01-00 LOT "0" IN BLOCK "C" OF SILVER TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 695, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 12, 1891. ALSO THAT PORTION OF JOSEPHINE STREET AS VACATED BY RESOLUTION NO. 260424 AND RECORDED APRIL 24, 1984, AS INSTRUMENT NO. 84-149496, OF OFFICIAL RECORDS.

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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SAN DIEGO VACATING A STORM DRAIN EASEMENT AT  
5998 ALCALA PARK, EASEMENT VACATION NO. 3304405,  
PRJ-1099954.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service easements by City Council resolution; and

WHEREAS, the UNIVERSITY OF SAN DIEGO, a California Corporation filed an application to vacate a storm drain easement located at 5998 Alcala Park, being described as Easement Vacation No. 3304405; and

WHEREAS, it is proposed that Easement Vacation No. 3304405 be approved; and

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego considered Easement Vacation No. 3304405, and pursuant to Resolution No. \_\_\_\_\_-PC, voted to recommend approval; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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



WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. 3304405, the Council finds that:

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

The existing easement to be vacated was granted in November 1983 for storm drain and incidental purposes. Under the terms of the University of San Diego (USD) Master Plan Amendment, specific development projects will be implemented in the future which relate to the site area in which the above easement is located. With the build-out of the project according to the USD Master Plan Amendment, the easement will be vacated and relocated to areas outside of building footprints, and pursuant to conditions imposed on this vacation that any new replacement easements will be secured as necessary. When this replacement occurs, the existing easement must occur before this Resolution may become effective, will have no prospective use. There is no other use of a like nature for this specific easement that can be reasonably anticipated.

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

The approximately 180-acre project site is presently limited by the existence of the easement in that the property may not develop or place new buildings over the area of the existing easement, and without vacation of the existing easement, the area of land available for the new developments anticipated by the USD Master Plan Amendment is constrained. With the construction of new replacement facilities in the future in conjunction with the new projects in the USD Master Plan

Amendment, the land area associated with Easement Vacation No. 3304405 will have no public use. The action will facilitate the development of future projects that increase student housing opportunities on campus to serve the existing and future on-campus student population. The additional on-campus student housing will also help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacations with development of the site as outlined in the USD Master Plan Amendment, and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312.

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

The USD Master Plan Amendment is a continuation of the existing use, which is designated for Institutional, Residential, and Open Space land uses within the Linda Vista Community Plan. Easement Vacation No. 3304405 will facilitate the build out of the USD campus consistent with the land use designation and will not adversely impact the Linda Vista Community Plan.

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

The existing easement to be vacated was acquired for the purposes of placing and maintaining a storm drain system to serve the needs of the campus and neighborhood. With the removal of the old storm drain facility and construction of new replacement facilities, as outlined in the USD Master Plan Amendment and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, the present easement will no longer be necessary, and the purpose for which the easement was acquired will no

longer exist. The public facility for which the easement was originally acquired will not be detrimentally affected by Easement Vacation No. 3304405.

BE IT FURTHER RESOLVED, that Easement Vacation No. 3304405, as shown on Drawing No. 0101738-B, marked as Exhibit "B" in the USD Master Plan Amendment, is by this reference incorporated herein and made a part hereof, are ordered vacated.

BE IT FURTHER RESOLVED, that Easement Vacation No. 3304405, as shown on Drawing No. 0101738-B, marked as Exhibit "B" in the USD Master Plan Amendment, and attached as Exhibit A to this Resolution is by this reference is incorporated herein and made a part hereof, is ordered vacated.

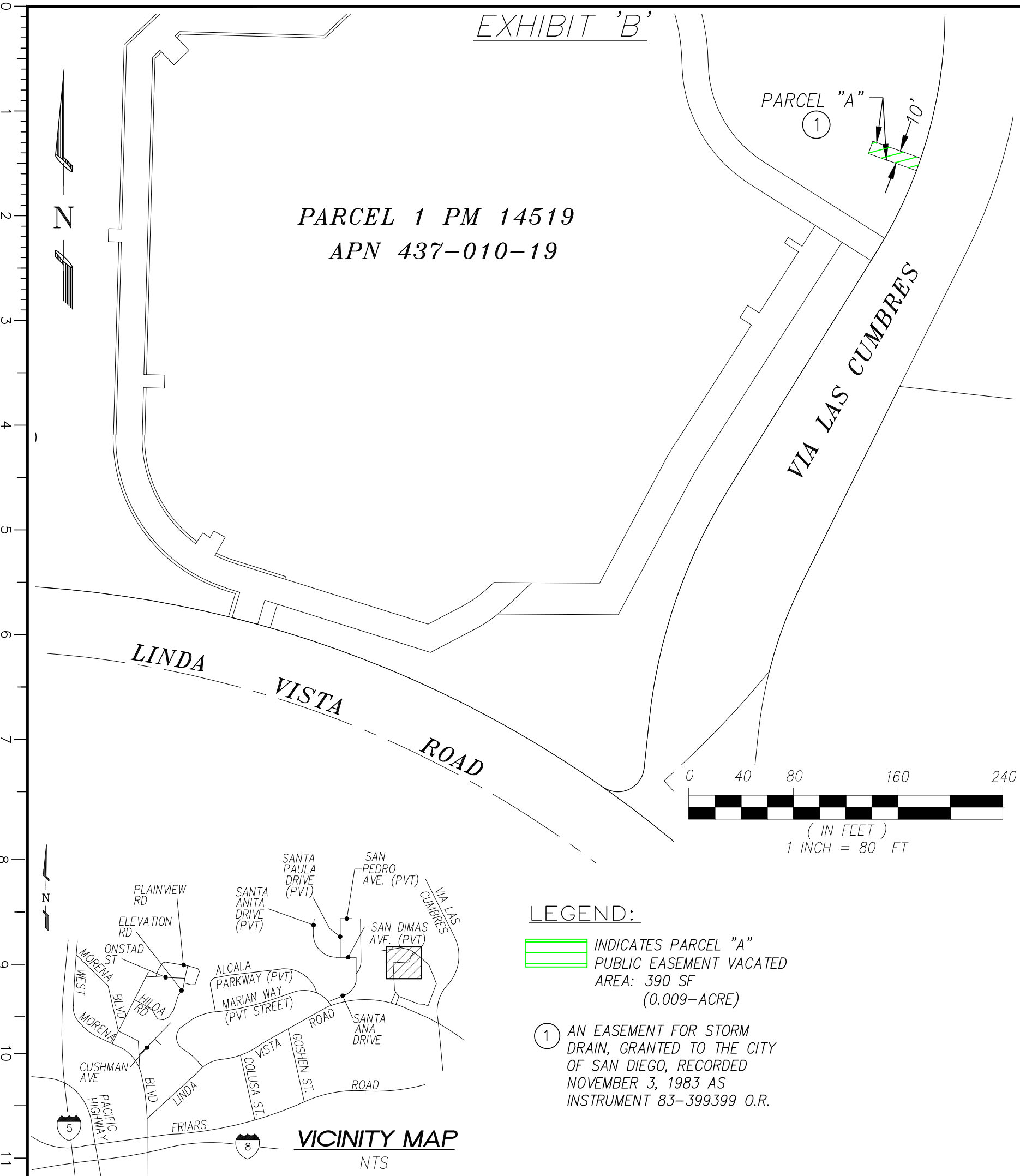
BE IT FURTHER RESOLVED, that this resolution shall not become effective until all of the following conditions have been met: prior to the vacation of the existing storm drain easement, the new storm drains shall be constructed and operational and new drainage easements shall be granted to the City, per the USD Master Plan Amendment and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, satisfactory to the City Engineer.

BE IT FURTHER RESOLVED, that, upon satisfaction of the conditions described herein, as determined by the City Engineer, the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

Attachment: Exhibit A



**KETTLER LEWECK**

ENGINEERING  
303 A STREET, SUITE 302  
SAN DIEGO, CA 92101  
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**STORM DRAIN EASEMENT VACATION NO. 3304405**  
IN PARCEL 1 OF PARCEL MAP 14519

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ NO. <u>1099954</u>
ORIGINAL					SHEET 1 OF 1 SHEETS	
					FOR CITY ENGINEER _____ DATE _____	<u>1860-6271</u> CCS 83 COORDINATES
						<u>220-1711</u> LAMBERT COORDINATES
						0101738-B

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

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SAN DIEGO VACATING A WATER EASEMENT AT  
5998 ALCALA PARK, EASEMENT VACATION NO. 3304403,  
PRJ-1099954.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service easements by City Council resolution; and

WHEREAS, the UNIVERSITY OF SAN DIEGO, a California Corporation filed an application to vacate an existing water easement located 5998 Alcala Park, being described as Easement Vacation No. 3304403; and

WHEREAS, it is proposed that Easement Vacation No. 3304403 be approved; and

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego considered Easement Vacation No. 3304403, and pursuant to Resolution No. \_\_\_\_\_-PC, voted to recommend approval; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. 3304403, the Council finds that:

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

The existing easement to be vacated were granted in October 1986 and June 2010 for water and incidental purposes. Under the terms of the University of San Diego (USD) Master Plan Amendment, specific development projects will be implemented in the future which relate to the site area in which the above easement is located. With the build-out of the project according to the USD Master Plan Amendment, the easement will be vacated and relocated to areas outside of building footprints, and, pursuant to conditions imposed on this vacation that any new replacement easements will be secured as necessary. When this replacement occurs, the existing easement must occur before this Resolution may become effective, will have no prospective use. There is no other use of a like nature for this specific easement that can be reasonably anticipated.

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

The approximately 180-acre project site is limited by the existence of the easement in that the property may not develop or place new buildings over the area of the existing easement, and without vacation of the existing easement, the area of land available for the new developments anticipated by the USD Master Plan Amendment is constrained. With the construction of new replacement facilities in the future in conjunction with the new projects outlined in the USD Master

Plan Amendment, the land area associated with Easement Vacation No. 3304403 will have no public use. The action will facilitate the development of future projects that increase student housing opportunities on campus to serve the existing and future on-campus student population. The additional on-campus student housing will also help the university remain competitive for attracting and retaining students and reduce the demand for off-campus housing available to the community. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacations with development of the site as outlined in the USD Master Plan Amendment, and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312.

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

The USD Master Plan Amendment is a continuation of the existing use, which is designated for Institutional, Residential, and Open Space land uses within the Linda Vista Community Plan. Easement Vacation No. 3304403 will facilitate the build out of the USD campus consistent with the land use designation and will not adversely impact the Linda Vista Community Plan.

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

The existing easement to be vacated was acquired for the purposes of placing and maintaining a public water system to serve the needs of the campus and neighborhood. With the removal of the old water service facility and construction of new replacement facilities, as outlined in the USD Master Plan Amendment and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, the present easement will no longer be necessary, and the purpose for which the easement was acquired will no

longer exist. The public facility for which the easement was originally acquired will not be detrimentally affected by Easement Vacation No. 3304403.

BE IT FURTHER RESOLVED, that Easement Vacation No. 3304403, as shown on Drawing No. 0101737-B, marked as Exhibit "B" in the USD Master Plan Amendment, is by this reference incorporated herein and made a part hereof, are ordered vacated.

BE IT FURTHER RESOLVED, that Easement Vacation No. 3304403, as shown on Drawing No. 0101737-B, marked as Exhibit "B" in the USD Master Plan Amendment, and attached as Exhibit A to this Resolution is by this reference is incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that this resolution shall not become effective until all of the following conditions have been met: prior to the vacation of the existing water easement, the new easements shall be constructed and operational and the new water easements shall be granted to the City, per the USD Master Plan Amendment and Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, satisfactory to the City Engineer.

BE IT FURTHER RESOLVED, that, upon satisfaction of the conditions described herein, as determined by the City Engineer, the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

Attachment: Exhibit A







THE CITY OF SAN DIEGO

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

DATE: August 6, 2024

TO: Environmental/Project File  
Development Services Department

FROM: Rhonda Benally, Associate Planner  
Development Services Department

SUBJECT: USD Master Plan Amendment (PRJ 1099954)  
California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed Planned Development Permit (PDP), Conditional Use Permit (CUP) and Site Development Permit (SDP) to amend Conditional Use Permit (CUP) No. 1605027 and Site Development Permit (SDP) No. 1831047 for the University of San Diego (USD or University) Master Plan to increase housing capacity by increasing the on-campus bed count and to amend the CUP boundary to incorporate an adjacent parcel. Several easement vacations within the project boundaries are also proposed.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA review for the proposed Master Plan Amendment. As outlined in this evaluation, DSD has determined that the proposed project is consistent with the USD Master Plan Update Subsequent Environmental Impact Report (SEIR No. 417090; SCH No. 1993121032) certified by the City of San Diego City Council on September 11, 2017, Resolution No. 311298, and would not result in new impacts. See 14 C.C.R. §15162.

## **BACKGROUND**

### **Previously Certified CEQA Document**

The USD Master Plan Update SEIR analyzed the environmental impacts of the 2017 USD Master Plan Update that provided a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus/ building space and infrastructure needs. USD received approval of its 1996 Master Plan, including Design Guidelines, in 1996 to guide the phased buildout of the campus through the year 2030. Concurrent with the City's approval of the 1996 Master Plan, CUP/Resource Protection Ordinance (RPO) Permit No. 92-0568 was issued to allow the campus to construct 26 projects outlined in the 1996 Master Plan and expand student population to 7,000 full-time

equivalent (FTE) students. The environmental impacts of the 1996 Master Plan were identified in the Final Environmental Impact Report (FEIR) prepared for the 1996 Master Plan (1996 Master Plan FEIR; EIR No. 417090; State Clearinghouse No. 1993121032).

The USD Master Plan Update SEIR analyzed the environmental impacts of the USD Master Plan Update in 2017, which provided a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 to 10,000 FTE students over a 20-year period. The USD Master Plan Update increased the amount of physical development permitted on the USD campus, as well as the number of enrolled students. The USD Master Plan Update included 14 projects that would occur as the campus grows over the 20-year plan horizon, within the following categories: academic/administrative buildings (including support uses); student housing; student services uses; athletics/athletic support/administrative buildings; physical plant and facilities; parking structures and lots; pedestrian circulation/plaza/bridge; and trails/landscape enhancements. The phased development of the 14 projects would collectively add 471,738 assignable square feet (ASF) of new building space to the campus, including 1,003 student housing beds. This new ASF and housing would be contained within the approximately 922,230 gross square feet (GSF) of the new or renovated structures. In addition to the 14 project sites noted above, the USD Master Plan Update addressed other potential physical changes to support optimal future campus development, including modifications related to mobility, circulation, and recreation, as well as off-site roadway/intersection improvements.

The analysis contained in the USD Master Plan Update SEIR concluded that the USD Master Plan Update could result in potentially significant, direct impacts with respect to Transportation/Circulation, Biological Resources, Historical Resources, Air Quality, Public Utilities, Visual Effects and Neighborhood Character, and Paleontological Resources prior to the implementation of mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP). Cumulatively significant Transportation/Circulation and Air Quality impacts were also identified. All other impacts analyzed in the SEIR were determined to be less than significant or no impact. After implementation of mitigation measures, direct and cumulative Transportation/Circulation impacts and cumulative Air Quality impacts were identified as significant and unmitigated. As such, the City adopted Findings and a Statement of Overriding Considerations as part of the FEIR certification and Master Plan Update approval.

## **PROJECT DESCRIPTION**

A Master Plan Amendment is proposed to expand future on-campus student housing opportunities by 1,839 additional student housing beds above levels approved as part of the USD Master Plan Update to serve the existing and future on-campus FTE student population of 10,000 students (no changes are proposed to the FTE enrollment identified in the approved Master Plan).

The Master Plan Amendment would increase student housing capacity on the USD campus by amending the CUP boundary to encompass an adjacent 0.32-acre parcel and increase the number and size of housing sites approved in the Master Plan. Specifically, the Master Plan Amendment would modify six of the thirty previously approved USD Master Plan project sites. The proposed modifications include increases in gross and assignable building square footages, building stories, building heights, and number of beds for five of the projects (Project Site Nos. 11, 15, 23, 27, and 30), with modifications for the sixth project consisting of a decrease in lot area and an associated

increase in lot coverage (Project Site No. 22). Table 1, *Proposed Modifications to USD Master Plan Projects*, lists the proposed changes to the six approved Master Plan projects. The proposed modifications to the six projects identified in Table 1 would result in an increase in overall gross building square footage of 769,395 GSF, with an associated increase of 1,839 student housing beds.

In addition to the modifications to six of the approved projects described above and in Table 1, the Master Plan Amendment would incorporate the 0.32-acre property at 5701 Josephine Street (APN 436-390-01) into the boundaries of CUP No. 1605027 expanding the total campus acreage to 179.2 acres. The Design Guidelines would be amended to reflect revisions proposed to Project Site Nos. 11, 15, 22, 23, 27, and 30. The Site Development Permit (SDP) is required because of the slight increase in ESL impacts. Lastly, a Planned Development Permit (PDP) is required proposed deviations to building heights and floor-area ratios of the underlying base zones for the campus. The deviations from being requested are as follows:

<b>Description</b>	<b>SDMC</b>	<b>Required</b>	<b>Proposed</b>
Height limit: RS-1-7 Zone	§131.0431, Table 131-04D	24/30 feet	65 feet maximum
Floor area ratio: RS-1-7 Zone	§131.0431, Table 131-04D	0.45	1.0
Height limit: RM-1-1 Zone	§131.0431, Table 131-04G	30 feet	65 feet maximum
Height limit: RM-3-7 Zone	§131.0431, Table 131-04G	40 feet	65 feet maximum

Several public easement vacations within the campus boundaries are also proposed to facilitate the future construction of student housing.

**ENVIRONMENTAL ANALYSIS**

**Land Use**

USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified less-than-significant land use impacts, as the USD Master Plan Update complied with the relevant policies of the General Plan and the Linda Vista Community Plan, as well as other applicable plans including the Tecolote Canyon Natural Park Master Plan, Tecolote Canyon Natural Park Natural Resources Management Plan (NRMP) and Tecolote Canyon Rim Development Guidelines. The USD Master Plan Update included a continuation of existing institutional uses and activities at USD and allowed the campus to provide facilities needed to expand its student population in a manner that would minimize off-campus effects and impacts to the environment. The USD Master Plan Update was determined to be consistent with the Environmentally Sensitive Lands (ESL) regulations and Historic Resources regulations, as well as other sections of the Land Development Code (LDC). Although zoning deviations were requested as part of the USD Master Plan Update, the requested deviations would not result in secondary environmental impacts because the projects would comply with the policies of the Linda Vista Community Plan and General Plan. As such,

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Environmental/Project File

August 6, 2024

the USD Master Plan Update was determined to be compatible with adopted plans (or policies thereof) and no significant land use impacts were identified, no mitigation was required.

The USD Master Plan Update SEIR indicates that no direct impacts would occur to the Multi-Habitat Planning Area (MHPA) and a Boundary Line Correction proposed as part of the USD Master Plan Update removed developed land from the preserve boundary. Compliance with the Land Use Adjacency Guidelines through conditions of approval would avoid potential indirect impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. Management of the MHPA on campus in accordance with the Framework Management Plan of the Multiple Species Conservation Plan (MSCP) Subarea Plan would also be conducted by the University. Therefore, the USD Master Plan Update SEIR indicates that the USD Master Plan Update would comply with policies protecting environmental resources in the MHPA as outlined in the MSCP Subarea Plan and would also comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park

**TABLE 1  
 PROPOSED MODIFICATIONS TO USD MASTER PLAN PROJECTS**

Project No.	Project Description	Project Site Area (SF)	Building Footprint (SF)	Lot Coverage	Building GSF	Building ASF	Beds	Building Stories/ Levels (above grade)	Maximum Building Height (ft)
11	Approved as Renovation to Missions; Renamed as Student Housing/Student Services	34,320	8,000	23 percent	<del>24,000</del> 40,000	<del>14,400</del> 24,000	<del>80</del> 133	<del>3.0</del> 5.0	<del>30.0</del> 65.0
15	Approved as East Campus Student Housing; Renamed as Student Housing/Student Services/Administration/Parking	51,720	20,150	39 percent	<del>80,600</del> 100,750	<del>48,360</del> 60,450	<del>179</del> 224	<del>4.0</del> 5.0	<del>40.0</del> 65.0
22	Academic/ Administrative Building	<del>152,120</del> 118,000	50,000	<del>33 percent</del> 42 percent	175,000	105,000	N/A	4.0	65.0
23	Student Housing/Parking Structure	<del>74,540</del> 174,000	<del>49,000</del> 102,000	<del>66 percent</del> 59 percent	<del>148,240</del> 345,000	<del>88,944</del> 207,000	<del>329</del> 700	<del>4.0</del> 6.0	<del>55.0</del> 65.0
27	Student Housing/Student Services	89,690	28,570	32 percent	<del>85,710</del> 114,280	<del>51,426</del> 68,568	<del>245</del> 330	<del>3.0</del> 4.0	<del>40.0</del> 50.0
30	Student Housing/Student Services/Parking/ Athletics	<del>131,780</del> 428,830	<del>36,500</del> 157,805	<del>28 percent</del> 37 percent	<del>109,500</del> 617,415	<del>65,700</del> 370,449	<del>243</del> 1,528	<del>3.0</del> 5.0	<del>40.0</del> 65.0
<i>Approved Totals from USD Master Plan Update<sup>a</sup></i>		<i>534,170</i>	<i>192,220</i>	<i>—</i>	<i>623,050</i>	<i>373,830</i>	<i>1,076</i>	<i>—</i>	<i>—</i>
<i>Proposed Totals for Master Plan Amendment</i>		<i>896,560</i>	<i>366,525</i>	<i>—</i>	<i>1,392,445</i>	<i>835,467</i>	<i>2,915</i>	<i>—</i>	<i>—</i>
<b>Total Net Increase</b>		<b>362,390</b>	<b>174,305</b>	<b>—</b>	<b>769,395</b>	<b>461,367</b>	<b>1,839</b>	<b>—</b>	<b>—</b>

ABBREVIATIONS: SF = square feet or square footage; GSF = gross square footage; ASF = assignable square footage; N/A = not applicable.

NOTES: Strikethrough text in the table indicates the changes associated with the proposed Master Plan Amendment—strikeout text is the approved number from the USD Master Plan Update, and the new text below the strikeout numbers are the changes proposed as part of the proposed Master Plan Amendment. Where no strikeout text appears in a box, no changes are proposed from the approved USD Master Plan Update.

a. Approved totals only include projects 11, 15, 22, 23, 27, and 30 from the USD Master Plan Update. The remaining 24 projects identified in the USD Master Plan are not included in the totals listed as no changes are proposed as part of the Master Plan Amendment.

NRMP. No significant land use impacts were identified in the USD Master Plan Update SEIR, and no mitigation was required.

No significant land use compatibility impacts related to noise were identified in the USD Master Plan Update SEIR. The SEIR indicates that the none of the project sites would be exposed to noise levels that exceed the 65 dBA Community Noise Equivalent Level (CNEL) Noise Element standard, nor would the USD Master Plan Update cause noise sensitive land uses to be exposed to noise levels that would exceed with City's 65 dBA standard. No significant impacts related land use-noise compatibility were identified and no mitigation was required.

No land use impacts were identified in the USD Master Plan Update SEIR with regard to land use incompatibility with an adopted airport land use plan. The USD Master Plan Update did not contain uses that were incompatible with the Airport Land Use Compatibility Plans (ALUCPs) associated with San Diego International Airport (SDIA) and Montgomery Field Airport. Additionally, the SEIR states that all USD Master Plan Update projects are outside of the 60 dBA CNEL noise contour associated with aircraft operations from the SDIA and Montgomery Field Airport. No significant impacts related land use-noise computability were identified related to aircraft operations and no mitigation was required.

### Project

The six projects that would be modified as a part of the Master Plan Amendment would be a continuation of existing institutional uses and activities on the USD property and would allow the campus to provide campus student housing needed to serve its existing and future student population. Implementation of the USD Master Plan Amendment would comply with the relevant policies of the General and Community Plans, as well as other applicable plans, including Tecolote Canyon Natural Park Master Plan, the NRMP, Tecolote Rim Development Guidelines, Regional Air Quality Strategy, and the Water Control Plan for the San Diego Basin. Deviations to building heights and floor-area ratios are proposed as part of the Master Plan Amendment; however, these deviations would be allowed under a PDP and would not conflict with the environmental goals objectives and recommendations of Linda Vista Community Plan because the deviations would allow the campus to construct new facilities consistent with the bulk and scale of the existing campus buildings (as discussed in the *Visual Effects and Neighborhood Character* subsection) and result in minimizing expansion of the development footprint and provide for more energy efficient structures, and would not conflict with any applicable policies of the Linda Vista Community Plan or General Plan. While the Master Plan Amendment would result in minor increases in impacts to steep slope areas (an additional 700 SF) and sensitive habitats (an additional 0.15 acre) outside the MHPA, the Master Plan Amendment would comply with the requirements of the LDC, including the ESL regulations. No new land use impacts would occur.

Project Site No. 27 is the only site of the six projects included as part of the Master Plan Amendment that is located adjacent to the MHPA boundary. No new direct impacts to the MHPA would occur as a result of the proposed site change to increase the building height by one level but not change the overall footprint of the project site (see Table 1). Indirect impacts would be the same as anticipated in the SEIR and avoided through compliance with the Land Use Adjacency Guidelines described in Section 1.4.3 of the MSCP Subarea Plan. Compliance with the Land Use Adjacency Guidelines through the application of conditions of approval would avoid indirect impacts as stated in the SEIR. As a result, the project would comply with policies protecting environmental resources in the MHPA as outlined in

the MSCP Subarea Plan. The project would also comply with the maintenance, usage, and development guidelines of the Tecolote Canyon Natural Park NRMP. No new land use impacts would occur.

None of the project sites proposed for student housing in the Master Plan Amendment would be exposed to noise levels that would exceed the applicable Noise Element standard of 65 dBA CNEL. The USD Master Plan Update SEIR concluded that future traffic noise produced by Linda Vista Road would expose student housing at Project Site No. 23 to an exterior noise level of greater than 60 dBA CNEL which would have the potential to produce an interior noise level greater than the 45 dBA CNEL standard expressed in the Noise Element. In terms of future traffic noise along Linda Vista Road, the intensification of student housing on campus would not change the number of FTE students on the campus or increase traffic and, therefore, vehicular noise levels along local roads would be similar to that described in the SEIR (refer to the discussion below under *Transportation/Circulation* for more details). As such, the Master Plan Amendment would not result in new land use compatibility impacts related to noise. Thus, impacts would remain less-than-significant.

According to the ALUCPs for SDIA and Montgomery Field, all of the Master Plan Amendment projects would be located outside of the 60 dBA CNEL noise and no new land use compatibility impacts related to noise or safety would occur. The USD campus is not located in any of the safety zones for the SDIA and Montgomery Field. The campus is in Review Area 2 of the Airport Influence Area; thus, overflight disclosure requirements and project reviews would be conducted in accordance with the policies in the adopted ALUCPs for SDIA and Montgomery Field and the San Diego Municipal Code (SDMC). The Master Plan Amendment would increase the intensity of student housing on campus in locations where student housing already occurs or is already planned and would not introduce new uses that would be incompatible with the ALUCPs associated with SDIA and Montgomery Field Airport. No new land use impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Transportation/Circulation**

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified significant, direct traffic impacts to three intersections (Linda Vista Road/Napa Street, Linda Vista Road/Colusa Street, and Linda Vista Road/Alcala Vista Apartments Entrance) and one roadway segment (Linda Vista Road from Napa Street to Marian Way/Mildred Street), and no significant impacts to freeway mainlines or ramp meters. Mitigation was required for significant direct impacts, including Mitigation Measures Tra-1 through Tra-5, which required implementation of a Traffic Mitigation Monitoring Program (Tra-1), payment of "fair-share" fees towards future improvements to the Morena Corridor Specific Plan area (including the Linda Vista Road/Napa Street intersection) (Tra-2), signalization of the Linda Vista Road/Colusa Street intersections (Tra-3), signalization or construction of a raised median within Linda Vista Road (Tra-4), and payment of "fair-share" fees towards future improvements to the Morena Corridor Specific Plan area (including the segment of Linda Vista Road between Napa Street and Marian Way) (Tra-5). The identified direct impacts to the Linda Vista Road/Napa Street intersection and the segment of Linda Vista Road between Napa Street and Marian Way (Mildred Street) were considered significant and



unmitigated, even with implementation of Mitigation Measures Tra-2 and Tra-5, because the balance of the cost for the future, undefined, improvements is unfunded and not assured. Thus, the USD Master Plan Update SEIR identified significant and unmitigated direct traffic impacts to one intersection and one roadway segment.

Significant, cumulative impacts were identified for three intersections (Linda Vista Road/Napa Street, Linda Vista Road/Colusa Street, and Linda Vista Road/Alcala Vista Apartments Entrance) and one roadway segment (Friars Road; Avenida de las Tiendas to State Route 163 Southbound ramps). No significant, cumulative impacts were identified for freeway mainlines or ramp meters. Mitigation Measures Tra-6 through Tra-8 were required to partially mitigate the USD Master Plan Update's cumulatively significant impacts to intersections. Mitigation Measure Tra-6 required payment of "fair-share" fees towards future improvements to the Morena Corridor Specific Plan area (including the Linda Vista Road/Napa Street intersection) (the same as Mitigation Measure Tra-2 identified for significant direct impacts), Tra-7 required implementation of Mitigation Measure Tra-3, and Tra-8 required implementation of Mitigation Measures Tra-1 and Tra-4. With implementation of the identified mitigation, cumulative impacts to two of the three intersections were reduced to a less-than-significant level; however, one intersection (Linda Vista Road/Napa Street) remained significant and unmitigated in the cumulative condition. Additionally, the cumulatively significant impact to the Friars Road roadway segment could not be mitigated to a less-than-significant level because there were no improvement projects towards which the project could contribute a fair share payment. Thus, the USD Master Plan Update SEIR identified significant and unmitigated cumulative traffic impacts to one intersection and one roadway.

No impacts associated with the City's alternative transportation policies, or bicycle, transit, and pedestrian transportation modes are identified in the USD Master Plan Update SEIR. Additionally, the USD Master Plan Update SEIR identified no impacts on public access to beaches, parks, or other open space areas. No mitigation was required.

### Project

The 2016 USD Master Plan Transportation Impact Analysis (TIA) was prepared prior to the City of San Diego's adoption of the current *Transportation Study Manual* (2022), which requires projects to evaluate transportation impacts under CEQA using a Vehicle Miles Traveled (VMT) metric, pursuant to guidance from the Governor's Office of Planning and Research (OPR) in December 2018 (*Technical Advisory on Evaluating Transportation Impacts in CEQA*). Therefore, a VMT analysis was not required for the 2016 Master Plan and is not required for the proposed 2024 Master Plan Amendment since the prior environmental document SEIR No. 417090/SCH 1993121032 utilized the level of service (LOS) metric.

A Transportation Analysis was prepared on the Master Plan Amendment to address the project's consistency with the prior TIA (Linscott Law & Greenspan (LLG) 2024). The Transportation Analysis provided an update and comparison of current (2024) trip generation calculations versus 2010 trip generation rates (Kimley-Horn 2010) that were utilized in a 2016 USD Master Plan TIA incorporated into the USD Master Plan Update SEIR. The 2010 trip generation study concluded that the USD trip rate in 2010 was approximately 3.4 Average Daily Trips (ADT) per on-campus FTE student. The 2024 trip generation study determined, through updated traffic counts, that the USD trip rate to be approximately 2.7 ADT per on-campus FTE student. The lower 2024 trip rate is likely the result of the first- and second-year housing requirement which began in the fall of 2015 and that first-year students living on campus are no longer allowed to bring their cars to campus. Additionally, USD has

implemented several mobility improvements, including shuttle/tram service, carpooling, and ride sharing. The Master Plan Amendment would result in fewer ADT than what was analyzed for the USD Master Plan Update SEIR based on the lower trip generation rate contained in the Transportation Analysis and the fact that no changes in future campus student enrollment (i.e., FTE) are proposed. Thus, the Master Plan Amendment is not expected to result in any new significant impacts or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Measures Tra-1 through Tra-8) would still be required as part of the overall Master Plan implementation.

No new impacts associated with the City's alternative transportation policies, or bicycle, transit, and pedestrian transportation modes would occur as a result of the Master Plan Amendment due to existing and future alternative transportation programs implemented by the USD campus. Additionally, no new impacts on public access to beaches, parks, or other open space areas would occur because none were identified in the prior analysis and the Master Plan Amendment would not increase student enrollment on the USD campus or change access to public beaches, parks or open spaces.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Biological Resources**

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified less-than-significant direct impacts to sensitive plant and wildlife species. Sensitive plant species identified as impacted by the USD Master Plan Update included as many as nine San Diego barrel cactus (California Native Plant Society Rate Plant Rank 2B/1 and an MSCP Covered Species) at Project Site No. 19 and ashy spike-moss (CNS Rare Plant Rank 4.2) at Project Site Nos. 17, 19, 22, and 23; however, impacts to these species were determined to be less than significant because the species are either of low sensitivity or are MSCP Covered. The USD Master Plan Update SEIR identified direct impacts to the coastal California gnatcatcher, Belding's orange-throated whiptail, Cooper's hawk, and southern California rufous-crowned sparrow, which would occur outside the MHPA, and would be less than significant because these species are MSCP Covered. Direct impacts to the loggerhead shrike and Nuttall's woodpecker were identified as less than significant due to these species' lower levels of sensitivity.

Direct impacts to Diegan coastal sage scrub were identified as significant because the vegetation community is a Tier II habitat. Impacts to 0.5 acre of Diego coastal sage scrub are identified in the SEIR. Mitigation Measure Bio-1, which provides general biological resource protection measures, and Mitigation Measure Bio-2, which requires mitigation at a ratio of 1:1 for impacts to 0.5 acre of Diegan coastal sage scrub via payment into the City's Habitat Acquisition Fund, would reduce the significant impacts to a less-than-significant level.

With implementation of the MSCP Subarea Plan's Land Use Adjacency Guidelines as conditions of project approval, indirect impacts from drainage and toxics, lighting, noise, brush management,

invasives, and public access would not result from USD Master Plan Update implementation. The USD Master Plan Update SEIR identified less-than-significant indirect impacts from fugitive dust, but significant indirect impacts to nesting Cooper's hawks in the MHPA. However, Mitigation Measure Bio-3 would be implemented to satisfy the City's requirement to avoid construction activity within 300 feet of an active Cooper's hawk nest in the MHPA, reducing indirect impacts to Cooper's hawks in the MHPA to a less-than-significant level.

The USD Master Plan Update SEIR stated that the USD Master Plan Update would not directly impact jurisdictional areas, including waters of the U.S. (WUS) under the jurisdiction of the U.S. Army Corps of Engineers (USACE), waters of the State (WS) under the jurisdiction of the California Department of Fish and Wildlife (CDFW), or City Wetlands. No impacts to jurisdictional areas were identified and no mitigation was required.

The USD Master Plan Update included an MHPA Boundary Line Correction to shift 0.61 acre of already-developed land out of the MHPA. No significant impacts on wildlife movement were identified in the USD Master Plan Update SEIR, and no mitigation was required.

The USD Master Plan Update SEIR indicated that Master Plan projects would conform to the MSCP Subarea Plan's Land Use Adjacency Guidelines and the Area Specific Management Directives for MSCP Covered Species. Therefore, the project would not conflict with the provisions of the MSCP. No significant impacts were identified, and no mitigation was required.

The USD Master Plan Update would comply with the City's Land Use Adjacency Guidelines related to drainage, toxics, lighting, noise, public access (barriers), invasives, brush management, and grading/land development as conditions of approval. Additionally, significant indirect impacts could occur to nesting Cooper's hawks in the MHPA during construction, but those impacts would be mitigated to less-than-significant levels through implementation of Mitigation Measure Bio-3; therefore, the project would not conflict with the ESL Regulations. The USD Master Plan Update SEIR identified less-than-significant impacts related to policies or ordinances protecting biological resources.

### Project

The Master Plan Amendment would incorporate a 0.32 acre developed parcel into the campus boundary. The corresponding modifications to Project Site Nos. 22 and 23 would result in impacts to the same biological species and vegetation communities as identified in the USD Master Plan Update SEIR. Changes to the site areas for Project Site Nos. 22 and 23 were addressed in a biological resources update letter by Alden Environmental (2024). Changes to the other four projects would occur within the developed areas of campus and not affect biological resources.

Based on the updated analysis for these two project sites, an additional 0.15 acre of Diegan coastal sage scrub outside the MHPA would be impacted due to the modifications to the areas for Project Site Nos. 22 and 23. The Master Plan Amendment projects would be required to implement the biological mitigation measures identified in the USD Master Plan Update SEIR to reduce significant direct impacts to sensitive vegetation communities (Diegan coastal sage scrub) and indirect impacts to nesting Cooper's hawks in the MHPA. USD Master Plan Update SEIR Mitigation Measures Bio-1 through Bio-3 would be implemented for the Master Plan Amendment projects. Mitigation Measure Bio-2, which requires mitigation at a ratio of 1:1 for direct impacts to 0.5 acre of Diegan coastal sage scrub across the campus via payment into the City's Habitat Acquisition Fund (HAF), would be

modified to reflect the 0.15-acre increase in Diegan coastal sage scrub impacts associated with the proposed modifications to Project Site Nos. 22 and 23 (for a total direct impact and HAF mitigation of 0.65 acre). Thus, the Master Plan Amendment would not result in any new significant impacts to sensitive habitats or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Measures Bio-1 through Bio-3), as modified to incorporate the incremental increase in sensitive habitat impacts, would still be required as part of the overall Master Plan implementation.

Implementation of the Master Plan Amendment would not directly impact WUS, WS, or City Wetlands. All wetlands would remain in undeveloped land within open space on campus. No new impacts would occur.

Tecolote Canyon Natural Park, which is a local wildlife corridor north of the University, is in the MHPA. The USD Master Plan Update included an MHPA Boundary Line Correction to remove 0.61 acre of already-developed land out of the MHPA, including a portion of land within Project Site No. 27. The proposed modification to Project Site No. 27 would not result in any additional MHPA impacts because the site boundaries would not change under the Master Plan Amendment. While these MHPA lands are part of a large block of native habitat that has the ability to support a diversity of plant and animal life, they do not connect otherwise isolated blocks of habitat allowing movement or dispersal of plants and wildlife on a regional scale. As such, the Master Plan Amendment would not interfere with the movement of wildlife and no new impacts would occur.

Implementation of the Master Plan Amendment would not directly impact the MHPA and would conform to the MHPA Land Use Adjacency Guidelines to protect the MHPA either through project design or implementing conditions of approval (refer to *Land Use* discussion). The additional direct impacts to sensitive habitat noted above would occur outside the MHPA and be mitigated to less than significant levels by Mitigation Measure Bio-2, as amended. The Master Plan Amendment would also conform to Area Specific Management Directives for MSCP Covered Species (coastal California gnatcatcher, Cooper's hawk, and Belding's orange-throated whiptail) and the application of Mitigation Measure Bio-3, as stated above. The Master Plan Amendment, would, therefore, not conflict with the provisions of the City's MSCP Subarea Plan and no new impacts would occur.

The Master Plan Amendment would not introduce new land uses within an area adjacent to the MHPA that would result in adverse edge effects. The proposed modifications to Project Site No. 27 would increase the height of the proposed student housing building by one story but remain within the building and site area addressed in the SEIR. As a condition of approval, the Master Plan Amendment projects would be required to comply with the City's Land Use Adjacency Guidelines. Other indirect impacts not addressed by the Land Use Adjacency Guidelines that have potential to indirectly impact the MHPA may include impacts from fugitive dust and impacts to raptor nesting. Significant indirect impacts could occur to nesting Cooper's hawks in the MHPA during construction, but those impacts would be mitigated to less-than-significant levels through implementation of Mitigation Measure Bio-3 identified in the USD Master Plan Update SEIR. The project, therefore, would not conflict with the ESL Regulations; no new significant impacts to policies or ordinances protecting biological resources would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact,

nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Historical Resources**

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified potentially significant impacts to several buildings of historic age on campus which are within or adjacent to USD Master Plan Update project sites. Additionally, other campus buildings may reach an age of 45 or more years within the horizon of the USD Master Plan Update, which would qualify them as potentially historic resources. Pending identification of exact buildings to be affected and the degree to which changes would occur as a part of future USD Master Plan Update actions and more detailed design, impacts were identified in the USD Master Plan Update SEIR as potentially significant. Mitigation Measure Hist/Arch-1 requires an evaluation of future projects that propose additions or modifications to structures or landscape features 45 years or older and provides measures if the evaluation determines the evaluated resource is potentially historic. Mitigation Measure Hist/Arch-1 further requires an evaluation to determine whether the project is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and contains additional requirements to ensure impacts to historic resources would be reduced to below a level of significance. Implementation of Mitigation Measure Hist/Arch-1 would reduce USD Master Plan Update impacts to the built environment to a less-than-significant level.

No archaeological materials were located within the USD Master Plan Update project area. However, the USD Master Plan Update SEIR identified the potential for unknown resources within focused areas of the campus. As such, potentially significant impacts to cultural resources were identified in the USD Master Plan Update SEIR. Mitigation Measure Hist/Arch-2, which requires implementation of a cultural resources monitoring program. If observation of the initial grading activities indicates there is no potential for cultural resources, monitoring would be discontinued and no further work would be required. Termination of monitoring would be determined by agreement among the archaeological principal investigator, the Native American monitor, and City Mitigation Monitoring Coordinator staff. Mitigation Measure Hist/Arch-2 would be implemented to reduce USD Master Plan Update impacts to a less-than-significant level.

### Project

There are several buildings of historic age on campus, some of which are within or adjacent to the six Master Plan Amendment project sites, including Project Site Nos. 11, 23, and 27; the residential building on the 0.32-acre developed parcel being added to the USD CUP boundary is not currently 45 years or older and has been determined to not be a historical resource by City Historic Resources staff. Depending on the timing of construction of each of the six projects, the campus buildings affected by these projects may reach an age of 45 or more years during campus buildout, which would then qualify them as potentially historic resources. If the timing is such, the six projects associated with the Master Plan Amendment may be required to implement USD Master Plan Update SEIR Mitigation Measure Hist/Arch-1. The requirements in the measure include a review by qualified historic staff at the City to determine whether or not the resource may meet one or more criteria for historic designation. Thus, the Master Plan Amendment would not result in any new significant impacts to historical resources or require any additional mitigation measures beyond

those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Hist/Arch-1) would still be required as part of the overall Master Plan implementation. No new impact would occur.

According to the SEIR, no known archaeological materials are located within the USD campus, and therefore, no known archaeological materials are located within the six project sites associated with the Master Plan Amendment. As such, no impacts to known cultural resources are anticipated. However, as identified in the USD Master Plan Update SEIR, based on the cultural sensitivity of the general area, the poor ground visibility during the surveys in support of the USD Master Plan Update SEIR, and the request by Viejas for a Native American monitor during the USD Master Plan Update SEIR preparation, there is the potential for unknown cultural resources to be present (i.e., either hidden by isolated areas of dense vegetation or subsurface). A potential for unanticipated impacts exists, and USD Master Plan Update SEIR Mitigation Measure Hist/Arch-2 would be implemented for each of the six projects associated with the Master Plan Amendment. Implementation of USD Master Plan Update SEIR Mitigation Measure Hist/Arch-2 would reduce potentially significant impacts to a less-than-significant level. Thus, the Master Plan Amendment would not result in any new significant impacts to archaeological resources or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Measures Hist/Arch-2) would still be required as part of the overall Master Plan implementation. No new impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Air Quality**

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified less-than-significant impacts related to conflicts with applicable air quality plans, as the USD Master Plan Update would not generate population growth beyond the levels assumed for the region nor would it conflict with any population projections for the region. No mitigation was required.

The USD Master Plan Update SEIR also addressed whether the project would result in direct air quality impacts related to violations of air quality standards or substantial contributions to existing or projected air quality violations. Construction and operational air quality emissions associated with the Master Plan Update were calculated and would not exceed adopted standards; thus, impacts were identified as less-than-significant, and no mitigation was required.

Impacts to sensitive receptors are typically analyzed for operational period new sources of toxic air contaminants (TACs), CO hotspots and exposure to TACs, which includes diesel particulate matter (PM). With regards to exposure of sensitive receptors to substantial pollutant concentrations, the USD Master Plan Update SEIR identified a potentially significant impact related to new sources of TACs. No CO hotspot exceedances were identified, and construction-related emissions would not expose sensitive receptors to substantial pollutant concentrations. Mitigation Measure AQ-1 was identified in

the SEIR, which requires the preparation of a Health Risk Assessment for Master Plan projects proposing new operational sources of TACs, to reduce the impact to a less-than-significant level.

The USD Master Plan Update SEIR identified a cumulatively significant and unmitigable air quality impact. The 1996 Master Plan FEIR concluded that the USD Master Plan construction period emissions would result in a significant and unmitigable cumulative impact because of the non-attainment status of the San Diego Air Basin and inability of one project to control emissions in the region. Because the Master Plan as analyzed in 1996 had not been fully built out at the time of the USD Master Plan Update SEIR, and entitled projects remain unbuilt, the USD Master Plan Update SEIR concludes that any added projects would only exacerbate the cumulative effect and result in cumulatively significant and unmitigated impacts. All other cumulative air quality impacts of the USD Master Plan Update, including those associated with long-term emissions, are identified as less than significant.

### Project

According to the San Diego Association of Governments (SANDAG) growth projections analysis, students are counted as part of the residential forecast in the categories of age, gender, and ethnicity. No changes to the number of FTE students are proposed as part of the Master Plan Amendment. Thus, the Master Plan Amendment would not generate population growth beyond the levels assumed for the region, nor would it conflict with any population projections. No new impact related to implementation of the applicable air quality plan would occur.

In terms of construction emissions, the SEIR analyzed peak daily criteria pollutant emissions by modeling the most intense construction project (i.e., Project Site No. 23) proposed as part of the USD Master Plan Update. Based on the changes proposed in the Master Plan Amendment, the proposed modifications to Project Site No. 30 would result in a larger construction scenario than originally analyzed in the SEIR and associated technical air quality memo (Helix Environmental Planning 2016). Thus, the analysis contained herein is based on an updated air quality study memorandum (BlueScape Environmental 2023) prepared for the Master Plan Amendment, which reviews the construction-period emissions for Project Site No. 30. Table 2, *Project Site No. 30 Maximum Daily Construction Emissions*, identifies maximum daily construction emissions for Project Site No. 30, which is considered to be the most intensive of the construction projects associated with the Master Plan Amendment. As shown in Table 2, construction emissions associated with Project Site No. 30 would not result in an exceedance of San Diego Air Pollution Control District (SDAPCD) daily construction emission thresholds. Table 3, *Project Site No. 30 Annual Construction Emissions*, presents the annual construction emissions for Project Site No. 30 with the proposed Master Plan Amendment. As shown in Table 3, the annual construction emissions for all six criteria pollutants would be below the City's annual emissions significance thresholds.

**TABLE 2**  
**PROJECT SITE NO. 30 – MAXIMUM DAILY CONSTRUCTION EMISSIONS**

Phase	Construction Emissions (pounds per day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	3	27	23	<1	3	1
Site Preparation	4	36	34	<1	9	5
Grading	2	24	22	<1	5	3
Building Construction	4	16	42	<1	6	2
Paving	1	8	11	<1	<1	<1
Architectural Coatings	71	1	6	<1	1	<1
<b>Maximum Daily Emissions</b>	<b>71</b>	<b>36</b>	<b>42</b>	<b>&lt;1</b>	<b>9</b>	<b>5</b>
Thresholds	75	250	550	250	100	55
<b>Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

SOURCES: BlueScape Environmental 2023; CalEEMod 2022.1.1.20

**Table 3**  
**PROJECT SITE NO. 30 – ANNUAL CONSTRUCTION EMISSIONS**

Project Design	Construction Emissions (tons per year)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Project 30</b>	<b>1.99</b>	<b>2.39</b>	<b>4.65</b>	<b>0.01</b>	<b>0.71</b>	<b>0.24</b>
Thresholds	15	40	100	40	15	10 <sup>a</sup>
<b>Significant Impact</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

SOURCES: BlueScape Environmental 2023; CalEEMod 2022.1.1.20

a. Because the City has not adopted a threshold for PM<sub>2.5</sub>, the South Coast Air Quality Management District threshold was used.

There are no changes to the projected number of enrolled FTE students proposed as part of the Master Plan Amendment; however, more students would be housed on campus as a result of the project. As discussed above under *Transportation/Circulation*, housing more students on campus would result in a reduced number of vehicle trips per day travelling to and from the USD campus which would, in turn, decrease operational mobile emissions to below levels identified in the USD Master Plan Update SEIR. As operational emissions were determined to be less than significant in the SEIR, and the Master Plan Amendment would result in a decrease in operational emissions compared to levels stated in the SEIR. Thus, the Master Plan Amendment would not result in any significant impacts to air quality, and no mitigation would be required.

As discussed in the preceding paragraphs, the Master Plan Amendment would not result in significant air quality impacts during the construction of projects or during the long-term operation



of projects. The Master Plan Amendment would not result in a violation of any air quality standard, nor would it contribute substantially to an existing or projected air quality violation. Impacts would be less than significant, and no mitigation is required. No new impact would occur.

As the Master Plan Amendment is expected to result in a reduced number of vehicle trips per day to campus due to more students being housed on campus, the Master Plan Amendment would not result in an increase in CO hotspots beyond those identified in the SEIR and would reduce CO concentrations at the identified intersections due to decreased vehicle traffic.

With regard to exposure to TACs, construction activities associated with the Master Plan Amendment would result in short-term, project-generated emissions of diesel PM from the exhaust of off-road, heavy-duty diesel equipment. As discussed in the SEIR, the dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer time period. According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. There would be relatively few pieces of off-road, heavy-duty diesel construction equipment in operation for each of the modified six projects analyzed as part of the Master Plan Amendment, and the construction period would be relatively short for each of the six projects when compared to 70 years (Bluescape Environmental 2023). Combined with the highly dispersive properties of diesel PM, distance from sensitive receptors, and additional reductions in exhaust emissions from improved equipment, construction-related emissions from the six projects included in the Master Plan Amendment would not expose sensitive receptors to substantial emissions of TACs. Thus, the potential impact for sensitive receptors related to TACs during construction would be less-than-significant.

While five of the six projects associated with the Master Plan Amendment are student housing buildings that are not expected to include new sources of TACs. It is not currently known if any of the uses proposed by the Master Plan Amendment for Project Site No. 22 (which is approved as an Academic/Administrative Building) would include any new academic sources of TACs. If future development of Project Site No. 22 includes new stationary sources (such as laboratory buildings), the specific operation-related TAC impacts would need to be analyzed in accordance with SEIR Mitigation Measure AQ-1, which requires the preparation of a Health Risk Assessment prior to the issuance of grading permits for any new facility that would have the potential to emit TACs. Thus, the Master Plan Amendment would not result in any new significant impacts from TACs or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Measures AQ-1) would still be required as part of the overall Master Plan implementation. No new impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## Hydrology

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR identified less-than-significant on- and off-site impacts associated with additional impervious surfaces, corresponding increased runoff rates and amounts, drainage alteration/environmental resources (including biological communities and archaeological sites), and flood-related hazards. The USD Master Plan Update included proposed drainage system features, and would require conformance with applicable associated regulatory standards, resulting in less-than-significant impacts. The University property is located outside of mapped 100-year floodplains, and no impacts associated with increased on- or off-site flood hazards are identified in the USD Master Plan Update SEIR.

Based on the implementation of USD Master Plan Update design elements, including construction and post-construction Best Management Practices (BMPs)/maintenance efforts, as well as required conformance with City storm water standards and related requirements (including the National Pollutant Discharge Elimination System (NPDES) Construction General, Municipal and Groundwater permits, and applicable hazardous material regulations), the USD Master Plan Update SEIR identified less-than-significant construction and long-term project-related water quality impacts.

### Project

Modifications to Project Site Nos. 11, 15, and 27 associated with the Master Plan Amendment would not result in changes to the lot size or building footprint, and as such, would not result in a substantial increase in impervious surfaces and associated or increased runoff or result in substantial alteration to on- and off-site drainage patterns. Project Site Nos. 22, 23, and 30 would alter the lot area and/or building footprints, resulting in increased impervious surfaces at those sites. Proposed campus-wide on-site storm drain facilities include a series of curb/gutter inlets, catch basins, pipelines and related facilities, with these structures to be designed to accommodate post-development; 100-year storm flows per City requirements. A series of bio-filtration facilities are proposed as pollutant (treatment or structural) and hydromodification control BMPs to provide conformance with applicable water quality standards (in concert with other applicable design measures and BMPs). Specifically, Project Site Nos. 22 and 30 would include bioretention basins, while Project Site No. 23 would construct a vegetated modular wetlands-vault combination. As a result, less than significant impacts related to increased runoff rates and amounts within the site would occur from implementation of the Master Plan Amendment. As stated in the SEIR, the University, including the modified project sites, are located outside of mapped 100-year floodplains (FEMA 2012 and 2019) and would not have flooding impacts.

The proposed modifications associated with the Master Plan Amendment would not alter the expected water quality impacts identified in the USD Master Plan Update SEIR. Short-term construction impacts would occur from erosion and sedimentation, construction-related hazardous materials, demolition-related debris, and potential disposal of extracted groundwater. Long-term operation and maintenance water quality impacts associated with the Master Plan Amendment would be similar to those identified in the USD Master Plan Update SEIR. All Source Control BMPs, Site Design BMPs, Pollutant Control BMPs, Hydromodification Management BMPs, and construction BMPs identified for the USD Master Plan Update would still be applicable for all projects associated with the Master Plan Amendment. The modified projects associated with the Master Plan

Amendment would implement design elements, including construction and post-construction BMPs/maintenance efforts, and would be required to conform with storm water standards and related requirements (including the NPDES Construction General, Municipal and Groundwater permits, and applicable hazardous material regulations). Compliance with these standard measures and requirements would ensure less-than-significant water quality impacts.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Public Utilities**

### USD Master Plan Update SEIR

A less-than-significant impact related to potable water supplies and water demand are identified in the USD Master Plan Update SEIR. The SEIR analysis was based on the 2016 Water Supply Assessment contained in SEIR Appendix H and determined that the USD Master Plan Update would be consistent with the Metropolitan Water District (MWD)/San Diego County Water Authority (SDCWA) supply and demand projects and applicable water supply regulations, with sufficient water supply over a 20-year planning horizon to meet the projected demands of the project, as well as other existing and planned development projects within the City's Public Utilities Department (PUD) service area in normal, single-dry year, and multiple-dry year forecasts. Less-than-significant impacts were identified, and no mitigation was required.

In terms of water infrastructure, the USD Master Plan Update SEIR identified less-than-significant impacts as a result of the Master Plan Update. The project would connect to existing water lines adjacent to the campus and would not require any off-site pipeline upsizing or new water facilities. On-campus water infrastructure would be designed and sized to meet the project's water needs in conformance with City standards. Less-than-significant impacts were identified, and no mitigation was required.

The USD Master Plan Update SEIR identified potentially significant impacts to wastewater infrastructure. Specifically, development of Project Sites Nos. 22, 23, 25, and 26, within the Linda Vista Road sewer basin may increase the amount of wastewater flows within the basin and contribute to reduced functioning of reaches 10 and 13 within the basin. Mitigation Measure PU-1 was identified to reduce wastewater infrastructure impacts to a less-than-significant level. Mitigation Measure PU-1 requires sewer flow metering and subsequent steps, based on the results of the metering, to mitigate impacts to the undersized sewer main reaches 10 through 13.

A Waste Management Plan (WMP) was prepared and approved by the City's Environmental Services Department for the USD Master Plan Update. The USD Master Plan Update SEIR identified less-than-significant impacts to solid waste based on implementation of the approved WMP, which would be made a condition of the CUP approval for the USD Master Plan Update, and compliance with local and state regulations. The SEIR identified less-than-significant direct impacts to solid waste management during construction and operation of the USD Master Plan Update. No mitigation was required.

### Project

The USD Master Plan Update SEIR identified an annual water demand of 281,900 gallons per day (gpd), or 316 acre-feet per year (AFY). Since the SEIR was certified, the City adopted the 2020 Urban Water Management Plan (UWMP), which incorporated the water needs of the USD Master Plan Update. The City Public Utilities Department prepared a Water Supply Assessment (WSA) Report to evaluate the water supply implications of the proposed modifications to Project Site Nos. 11, 15, 23, 27 and 30 associated with the Master Plan Amendment, specifically the potable water needs of the 1,839 additional student housing beds (City of San Diego 2024). According to the WSA, the additional student housing would equate to 689 dwelling units (DUs), which is 90 more DUs than is projected by the SANDAG Series 14 Forecast for 2045 for the campus portion of the Linda Vista Community Plan area. Project Site No. 22 would not result in an increase in building size or include student housing and thus, would not contribute to this increased water demand. The projected water demand of the Master Plan Amendment is 110,240 gpd or 123 AFY above and beyond the levels in the UWMP. Although the Master Plan Amendment proposes a total water demand that is higher than forecasted for the USD campus under the Master Plan Update, there is additional water supply in the pressure zone and within the broader community plan area available to serve the project. The 2024 WSA states that the proposed water demand projections for the Master Plan Amendment are included in the regional water resource planning documents of the City and the SDCWA. Current and future water supply, as well as actions necessary to develop future water supply, have been identified. The 2024 WSA demonstrates that there will be sufficient water supply available during normal, single dry, and multiple dry water years over a 20-year projection to meet the demand of the Master Plan Amendment (City 2024). Impacts to water supply would be less-than-significant.

In terms of water service infrastructure, the 390 zone and the 559 zone are the two water pressure zones located within the USD campus. According to the project's Addendum Preliminary Water Study (Kettler Leweck Engineering 2023), the Master Plan Amendment would require new fixture units within the 559-pressure zone (for Project Site No. 30) and the 390-pressure zone (for Project Site Nos. 11, 23, and 27). Project Site No. 22 would result in a decrease in fixture units compared to those previously analyzed in the USD Master Plan Update SEIR. Public and private water mains are located throughout the campus and adjacent areas. The modified project sites would connect to existing water lines adjacent to the campus and would not require any off-site pipeline upsizing or new water facilities. On-campus water infrastructure would be designed and sized to meet the project's water needs in conformance with City standards. Landscaping would be drought-tolerant and not consist of large expanses of turf or other water-demanding treatments. Based on these considerations, the Master Plan Amendment would not result in the need for new water systems or require substantial alterations to existing facilities that would result in adverse physical impacts. Therefore, project impacts from upgrading water infrastructure would be less than significant as described in the SEIR.

According to the project's Addendum Preliminary Sewer Study (Kettler Leweck Engineering 2023), three major sewer basins occur within the campus: Tecolote Canyon Basin, Linda Vista Road Basin, and Morena Basin. The six modified projects associated with the Master Plan Amendment are located within the Tecolote Canyon Basin (Project Site Nos. 11, 15, 27, and 30) and the Linda Vista Road Basin (Project Site Nos. 22 and 23). The incremental increase in campus development within the Tecolote Canyon and Linda Vista Road Basins resulting from the Master Plan Amendment would increase wastewater flows to the existing on-campus and off-campus wastewater system above

levels anticipated in the 2016 Sewer Study (Kettler Leweck Engineering 2016). The minor increase in peak sewer flow that would occur in the Tecolote Canyon Basin as a result of the Master Plan Amendment would not require any improvement of the Tecolote Canyon Public Sewer System. Development of the project sites in the Linda Vista Road Basin (Project Site Nos. 22 and 23) would increase the amount of sewer flow within the Linda Vista Road Basin as anticipated in the SEIR.

Hydraulic calculations were conducted for the existing public off-site wastewater facilities located within the Linda Vista Road Basin, south of Linda Vista Road (from Linda Vista Road to the existing 15-inch sewer main located in Gaines Street) indicated that three existing sewer reaches (i.e., reaches 9 through 11) that do not meet the City's Sewer Design Guide standards for the proportional depth of flow (i.e., sufficient velocity of flow to prevent deposition and provide sufficient ventilation). The increase in sewer flow associated with Project Site No. 23 would further degrade the functioning of these reaches. Upsizing of sewer reaches 10 and 11 to a 10-inch main would be required to meet the City's Sewer Design Guide standards. Additionally, sewer reaches 12 and 13 would require upsizing to a 10-inch main to match the size of reaches 10 and 11. Reach 9 would not require upsizing since it effectively conforms to the required City standards. Development of Project Site Nos. 22 and 23, located within the Linda Vista Road Basin, would increase the amount of wastewater flow contributing to reduced functioning of reaches 9 through 11. Therefore, the Master Plan Amendment would require upsizing reaches of the sewer trunk main in Linda Vista Road, which was identified as a potentially significant impact in the SEIR. As noted above, SEIR Mitigation Measure PU-1 requires sewer flow metering and subsequent steps to mitigate impacts to the undersized sewer main reaches 10 through 13 of the trunk main. The timing of the recommended upsizing cannot be determined at this time because it is dependent on the timing of the University's campus buildout. Based on these considerations, any alterations to existing off-site trunk sewer facilities would not result in adverse physical impacts because of their locations within existing roads (i.e., Linda Vista Road) and other developed areas. Thus, the Master Plan Amendment would not result in any new significant impacts to wastewater facilities or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation PU-1) would still be required as part of the overall Master Plan implementation and no new impact would occur.

A WMP Update was prepared and approved by the City's Environmental Services Department for the Master Plan Amendment project (Baranek Consulting Group 2024). The modified project sites would result in an additional 1,154 tons of construction waste above levels identified in the USD Master Plan Update SEIR. Additionally, operational waste associated with the Master Plan Amendment would result in an additional 1,039 tons of solid waste disposed annually, including organic material, above the quantities reported in the USD Master Plan Update SEIR. Implementation of the approved WMP Update would be made a condition of the CUP approval for the Master Plan Amendment. With implementation of the waste reduction strategies identified in the WMP Update and compliance with local and state regulations, including the City's Storage Ordinance, direct impacts to solid waste management during construction and demolition of Master Plan projects, and operation of the University would be less than significant as identified in the SEIR.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Visual Effects and Neighborhood Character**

### USD Master Plan Update SEIR

The USD Master Plan Update SEIR analysis stated that the USD Master Plan Update would not substantially alter or block public views from public viewing areas, including Linda Vista Road, Tecolote Canyon, and Edward Tyler Cramer Park. The Linda Vista Community Plan does not identify any scenic viewpoints; however, scenic resources, such as the slopes above Mission Valley, views to and from USD, and views from public streets to Mission Bay are recognized in its policies. The majority of public views in the vicinity of campus are screened by existing buildings, landscape and topography. Existing and proposed University buildings would blend in with existing development, and project sites would be seen as an extension of existing campus uses and not substantially more visible than existing structures or be at a location or scale to obstruct existing public views of scenic resources. Further, the USD Master Plan Update contains policies intended to protect views of open space areas and each individual project would require conformance with those policies. The USD Master Plan Update SEIR identified less-than-significant impacts related to view blockage. No mitigation was required.

The USD Master Plan Update SEIR analysis found that implementation of the USD Master Plan Update would be compatible with surrounding development and would not create a negative aesthetic effect. The Design Guidelines in the Master Plan Update provide direction on the physical development of the campus and support key planning principles and framework plans established in the Master Plan Update. The Design Guidelines guide the quality of each project and would be evaluated during the substantial conformance review (SCR) process for each project site to ensure compliance with the Master Plan Update. Focus Area Guidelines are also contained in the Master Plan Update and provide greater detail regarding site planning, building design, and spatial orientation, with specific guidelines that would establish design criteria at the beginning of each project design effort. For the projects that would be visible from Linda Vista Road, the bulk and scale of proposed structures would be similar to existing buildings located along the southern edge of campus. New buildings would not substantially contrast with surrounding development. Although the bulk and scale of future projects proposed in the Master Plan Update would contribute to visual changes within the campus and surrounding areas, the SEIR concluded that the USD Master Plan Update would not cause substantial alteration to existing/planned character of the area because the size, scale, architectural style, color, and exterior details of new buildings and facilities are required to be consistent with existing campus development and comply with applicable City regulations with proposed deviations in place; and buildings would be designed to take advantage of existing slopes and topography and provide breaks in façades to reduce the overall massing and scale, as required by the Design Guidelines and Focus Area Guidelines in the Master Plan Update. Therefore, the USD Master Plan Update SEIR identified less-than-significant impacts associated the creation of a negative aesthetic; incompatible bulk, scale, materials, or style; and substantial alteration to the existing or planned character of the area due to project compliance with City regulations and the Master Plan's Design Guidelines and Focus Area Guidelines. No mitigation was required.

In regard to landform alteration, the USD Master Plan Update SEIR identified a potentially significant impact to steep slopes protected by ESL Regulations associated with the creation of manufactured slopes in excess of 10 feet in height. Conformance with guidelines relating to grading, slopes and hillsides found in the USD Master Plan Update's General Design Guidelines, as well as applicable regulations (e.g., ESL Regulations), would reduce impacts to landform alteration associated with all

identified projects to less-than-significant levels. However, without specific grading plans available at the time of the SEIR preparation, the analysis could not demonstrate with certainty that construction of Project Site No.22 would achieve the City's standards outlined in the City's Significance Determination Thresholds. As such, potentially significant impacts to steep slopes were identified for Project Site No. 22. Mitigation Measure Vis-1, which requires submittal of a detailed grading plan for Project Site No. 22 to the City that demonstrates substantial conformance with all grading policies in place at the time of project application for construction that would encroach into steep slopes, was identified to reduce impacts to a less-than-significant level.

### Project

Key public viewpoints of the University campus identified in the USD Master Plan Update SEIR include Tecolote Canyon Natural Park to the north, Linda Vista Road to the south and southwest, and Edward Tyler Cramer Park (located across from the Alcalá Parkway entrance to the campus on Linda Vista Road). Views from Interstate 5 (I-5) and Mission Bay were not included in the USD Master Plan Update SEIR public viewpoint analysis, due to the distance of the campus from the project locations analyzed in the USD Master Plan Update SEIR, the elevations/locations at which projects would be sited, and the relatively small size of the projects. Project Site Nos. 11, 15, 27, and 30 are located on the eastern portion of the campus in locations that would be visible from Tecolote Canyon. Project Site Nos. 22 and 23 are located along the southern side of the campus, at a lower elevation below the mesa and adjacent to Linda Vista Road. Based on the locations of the six modified project sites, visual changes associated are not expected to be visible from I-5 or Mission Bay, which are well over 0.5 mile away from the USD campus.

In terms of public views from Tecolote Canyon Natural Park, Project Site No. 27 would be visible along the northeastern edge of campus where an existing student housing complex is currently located. The existing student housing structures are three stories in height and set at a higher elevation than the canyon floor. Project Site No. 27, as analyzed in the USD Master Plan Update SEIR, was planned as several three-story high buildings that would be set back further from the canyon rim than the existing buildings, broken into a series of smaller structures and stepped back from the canyon edge. The current project proposes to increase the proposed structures from three stories to four stories, and to increase the maximum building height from 40 feet to 50 feet. The Master Plan Amendment includes Design Guidelines for new development along Tecolote Canyon, which would apply to Project Site No. 27. To comply with the Design Guideline requirements, Project Site No. 27 would incorporate sensitive grading techniques (i.e., stepped development and contoured manufactured slopes), orient the narrow end of new buildings toward the canyon and provide breaks in the facade to reduce visual bulk and scale, terracing/stepping of buildings to soften the impact to the canyon edge, maintaining a low profile to minimize visual prominence from the canyon floor, and use of building materials to blend with the canyon. Based on the application of the Master Plan Amendment Design Guidelines to minimize visual impacts to views from Tecolote Canyon, the proposed building height increase by ten feet and one story at Project Site No. 27 would not result in substantial obstruction of existing public views within Tecolote Canyon. Project Site Nos. 11, 15, 22, 23, and 30 would not be visible from existing public views within Tecolote Canyon. Impacts would be less than significant.

With regard to views along public roads, Project Site Nos. 22 and 23 would be visible from Linda Vista Road, although they would be partially obscured by existing and proposed vegetation and landscaping. As described in the USD Master Plan Update SEIR, Project Site No. 22 proposes a four-

story, approximately 175,000 GSF academic/administrative building that would be four stories in height with a deviation to the maximum building height to achieve a height of 65 feet, to be constructed south of the existing four-story Hughes Administration Center and stepped down with the topography. Proposed changes to Project Site No. 22 are limited to a reduced site area, which corresponds to an increase in lot coverage; however, no changes to the building square footage, footprint or height are proposed for Project Site No. 22 (Table 1) and it would not obstruct any vista or scenic view from a public viewing area as analyzed in the USD Master Plan Update SEIR.

Project Site No. 23 would replace an existing single-family residence and apartments visible from Linda Vista Road with an approximately 345,000 GSF student housing building/parking structure, which would be 196,760 GSF more than the 148,240 GSF structure approved under the Master Plan Update (refer to Table 1). The proposed building footprint would be 102,000 SF, compared to the 49,000 SF footprint analyzed in the USD Master Plan Update SEIR. The proposed building would also be six stories in height, compared to the four-story structure approved as part of the USD Master Plan Update; the building would be stepped down or terraced with the topography in accordance with the USD Master Plan Design Guidelines. Under the Master Plan Amendment, Project Site No. 23's maximum building height would increase by 10 feet from 55 feet with a deviation to achieve a height of 65 feet above grade. The building footprint would comply with the appropriate setback requirements from Linda Vista Road as outlined in the proposed Design Guidelines. Landscaping and street trees would be provided between Linda Vista Road and the project site to screen the lower portions of the building. The overall scale of the housing and parking structure at Project Site No. 23 would be slightly greater than the existing student housing on campus but similar to off-campus housing in the area, resulting in moderate changes to views along Linda Vista Drive compared to existing conditions. Scenic views of Mission Bay and the Pacific Ocean from Linda Vista Road would be unaffected by the project modifications because they either are already blocked by existing buildings and intervening topography from this location or are aligned with the direction of travel and not toward the project site. Therefore, the proposed modifications to Project Site No. 23 would not substantially block a view through a designated public view corridor or cause a substantial view blockage from a public viewing area.

For views from Edward Tyler Cramer Park, none of the six project sites that would be modified by the Master Plan Amendment would be visible from the park. Thus, implementation of the Master Plan Amendment would not obstruct public views from Edward Tyler Cramer Park.

As detailed above, the proposed changes to the six project sites associated with the Master Plan Amendment would not substantially alter or block public views from public viewing areas, including Linda Vista Road, Tecolote Canyon, and Edward Tyler Cramer Park because (1) the majority of public views from these locations are screened by existing landscaping, buildings and topography, (2) existing and proposed University buildings would blend in with existing development (e.g., existing residential development along Linda Vista Road, existing University buildings, etc.); and (3) project sites would be an extension of existing campus uses and would not be substantially more visible than existing structures or be at a location or scale to obstruct existing scenic public views. Moreover, the USD Master Plan Update contains Design Guideline and Focus Area Guideline policies intended to protect views of open space areas, and the implementation of each individual project would require conformance with these policies. Therefore, impacts related to view blockage would be less than significant, as described in the USD Master Plan Update SEIR.



With regard to visual appearance, the projects modified by the Master Plan Amendment would be designed in similar architectural style, color, and exterior detail to existing structures on the USD campus similar to all future projects identified in the Master Plan. Each of the structures would be compatible with existing University facilities and maintain the Spanish Renaissance and Mission architectural styles exhibited by existing buildings, as specified in the Design Guidelines. The Master Plan Amendment would include deviations to the base residential zoning (for the RS-1-7 and RM-3-7 base zone) and the Floor Area Ratio (for the RS-1-7 base zone), similar to those identified in the USD Master Plan Update SEIR.

As discussed in the USD Master Plan Update SEIR, the bulk and scale of future projects would contribute to visual changes within the campus and surrounding areas. The modifications to the six projects proposed as part of the Master Plan Amendment would result in additional changes to the visual character within the campus and surrounding areas, due to increases in building footprints, maximum building heights, number of above ground stories, and changes to lot area and lot coverage. The proposed changes would increase the maximum building heights for Project Site Nos. 11, 15, 23, 27, and 30 (as detailed in Table 1). The proposed building heights analyzed in the USD Master Plan Update SEIR for the six identified projects ranged from 30 to 65 feet, and new maximum building heights proposed range from 50 feet for Project Site No. 27 to 65 feet, achieved with a deviation, for Project Site Nos. 11, 15, 23, and 30 (Table 1). Additionally, Project Site Nos. 15 and 27 would increase approved above-grade stories by one, while Project Site Nos. 11, 23, and 30 would increase approved above-grade stories by two. The proposed maximum building height and number of stories for Project Site No. 22 would remain unchanged from the USD Master Plan Update at 65 feet and four stories. A minimum building separation of 40 feet would occur between Project Site No. 22 and 23, and both buildings would be setback a minimum of 55 feet from the centerline of Linda Vista Road. According to the Design and Focus Area Guidelines in the Master Plan, building massing would be stepped and terraced to integrate into the hillsides while taking advantage of existing slopes and topography and reducing their overall bulk and scale, where possible. Because future project sites would be consistent with the existing campus visual character and would comply with the Master Plan Design Guidelines, they would also be consistent with the surrounding visual environment.

As noted above, Project Site No. 27 would be located adjacent to and/or potentially visible from public open space within the Tecolote Canyon Natural Park. Although Project Site No. 27 would be 10 feet and one story higher than previously analyzed in the USD Master Plan Update SEIR, the project would not substantially contrast with surrounding development, since it would be similar in bulk and scale to existing campus structures located immediately adjacent to the proposed buildings. Additionally, Project Site No. 27 would be set further back from the canyon than the existing student housing structure within a smaller building footprint, using proportional building heights, and oriented such that the narrow ends of the new buildings would face toward the canyon to further reduce the visual effects related to bulk and scale. Breaks in the façades would be provided to reduce the visual bulk and scale of buildings along the canyon edge.

The USD campus, and more specifically the Immaculata Church, is considered a landmark of the Linda Vista community and City and sits within a prominent mesa top location adjacent to Tecolote Canyon. Due to its ownership by the Catholic Diocese, the the Immaculata Church is not a part of the USD Master Plan Update and no changes to the facility are proposed. In general, implementation of future campus construction and the emerging campus landscape would continue to maintain the

existing campus character that has been established within the University. In addition, the siting of future facilities and massing of project sites would take into consideration the campus' desire to maintain views of iconic landmarks, such as the Immaculata Church, from locations on and off-campus. No changes to community landmarks would occur as a result of project modifications associated with the Master Plan Amendment.

Development proposed by the Master Plan Amendment would not encroach into designated open space and would respect scenic hillsides and sensitive vegetation on campus. Steep slopes and sensitive habitat areas around the perimeter of the mesa would be retained as important resources. Project Site Nos. 11 and 15 are not located in areas with steep slopes. No additional encroachment would occur into steep slope areas for Project Site Nos. 27 and 30; however additional steep slope impacts would occur at Project Site No. 22 (700 SF) beyond those identified in the USD Master Plan Update SEIR. Conformance with guidelines relating to grading, slopes and hillsides found in the Master Plan's General Design Guidelines, as well as applicable regulations (e.g., ESL Regulations) would be required for each project associated with the Master Plan Amendment and would reduce project impacts to landform alteration to less-than-significant levels. No grading plans have been prepared for the Master Plan Amendment projects; accordingly, the amount and severity of grading for future projects cannot be quantified at this time. Grading plans would be prepared for each individual project site during final project design at which time the details on grading quantity, and the location and extent of manufactured slopes would be determined. Despite a slight increase in potential steep slope encroachment, implementation of the proposed changes to six projects associated with the Master Plan Amendment would not substantially change the existing landform of the campus. Implementation of USD Master Plan Update SEIR Mitigation Measure Vis-1 for Project Site No. 22 would reduce impacts associated with landform alteration to a less-than-significant level. Thus, the Master Plan Amendment would not result in any new significant impacts to visual effects and neighborhood character or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Vis-1) would still be required as part of the overall Master Plan implementation and no new impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

## **Paleontological Resources**

### USD Master Plan Update SEIR

Potentially significant impacts to paleontological resources are identified in the USD Master Plan Update SEIR, based on the analysis for paleontological resources and mitigation contained in the 1996 Master Plan FEIR. Records indicate that fossils have been collected from these formations within Tecolote Canyon near the campus, and the Linda Vista Community Plan further confirms several major paleontological resources finds in Tecolote Canyon. Project sites associated with the Master Plan Amendment are underlain by these same formations and could require excavation that would impact paleontological resources. Impacts could occur for actions including excavation taking place on geologic units having a medium to high potential to produce paleontological resources (i.e., the Scripps, Friars, Lindavista and Bay Point formations). Mitigation Measure Paleo-1, which would require implementation

of a comprehensive paleontological monitoring program to address impacts to moderate to high-sensitivity paleontological resources would reduce impacts to a less-than-significant level.

### Project

Because the USD campus is underlain by geologic deposits with a low to high fossil-bearing potential, potentially significant impacts would occur as a result of implementation of the six modified projects associated with the Master Plan Amendment, although the proposed modifications to the project sites would not increase the potential for paleontological impacts. No grading plans have been prepared for the Master Plan Amendment projects; accordingly, the amount and severity of grading for future projects cannot be quantified at this time. Grading plans would be prepared for each individual project site during final project design at which time the details on grading quantity. If any of the projects trigger the grading thresholds identified in the SEIR, which state that grading over 1,000 cubic yards and 10 feet of excavation in a high resource potential geologic unit or over 2,000 cubic yards and 10 feet of excavation in a geologic deposit of moderate resource would have the potential for a significant impact, SEIR Mitigation Measure Paleo-1 would be required to reduce impacts to a less-than-significant level. Thus, the Master Plan Amendment would not result in any new significant impacts to paleontological resources or require any additional mitigation measures beyond those identified in the USD Master Plan Update SEIR. Previously identified mitigation contained in the USD Master Plan Update SEIR (SEIR Mitigation Paleo-1) would still be required as part of the overall Master Plan implementation and no new impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the USD Master Plan Update SEIR. The project would not create any new impact, nor would a substantial increase in the severity of impacts from that described in the USD Master Plan Update SEIR. No new impact would occur.

### **Issues Not Analyzed in the Previous EIR**

CEQA Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the EIR. These topics were addressed in Chapter 7, *Other CEQA Sections*, of the USD Master Plan Update SEIR, in the *Effects Found Not to Be Significant* subsection. According to Section 7.1 of the SEIR, the Master Plan Update would not have the potential for significant impacts to the following topics from the CEQA Appendix G checklist:

- Agriculture and Forestry Resources
- Energy
- Geologic Conditions
- Health and Safety
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Facilities

Revisions to the project components evaluated in the USD Master Plan Update SEIR are proposed with the Master Plan Amendment. Through the environmental analysis conducted herein, the City has determined that the project modifications would not have the potential to cause significant

impacts to issues not discussed in detail or analyzed further in the SEIR (i.e., effects found not to be significant). While these issues were not analyzed in detail in the USD Master Plan Update SEIR, as outlined in CEQA Section 15128, there is no new information available that would indicate these issues would result in new significant impacts.

## **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed amendment and conducted a 15162 consistency evaluation with the previously certified SEIR. The preceding evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

## **CONCLUSION**

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified USD Master Plan Update SEIR.

CEQA Guidelines Section 15162 states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

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Based upon a review of the current project, none of the situations described in CEQA Guidelines Sections 15162 applies. No changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified USD Master Plan Update SEIR, under CEQA Guidelines Section 15162, in that both environmental documents adequately cover the proposed project.

*Rhonda Benally*

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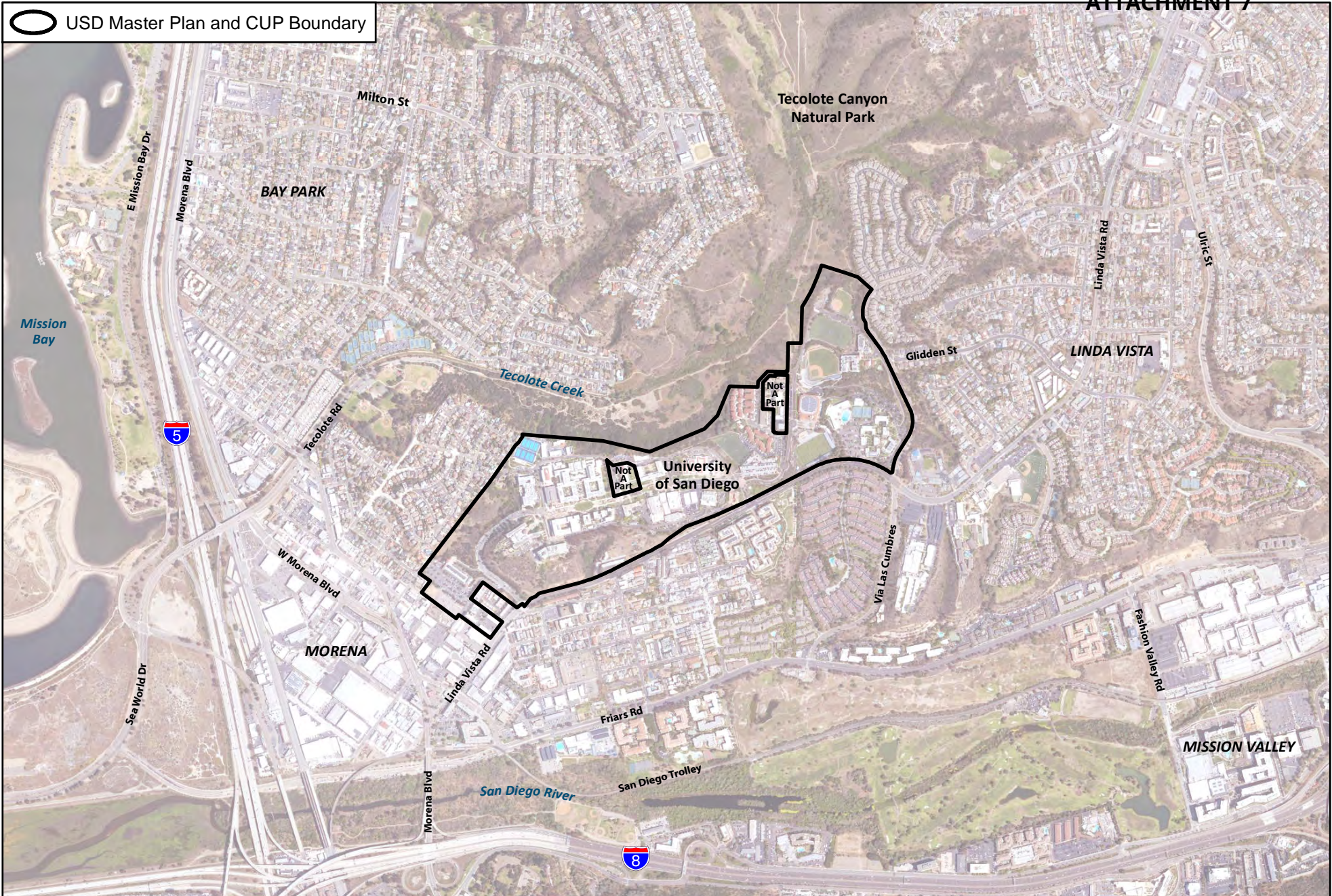
Rhonda Benally  
Associate Planner

RB/rb

cc: Xavier Del Valle, Development Project Manager, Development Services Department  
Elizabeth Shearer-Nguyen, Program Manager, Development Services Department  
Courtney Holowach, Senior Planner, Development Services Department

Attachments: Figure 1 – Project Vicinity  
Figure 2 – Project Sites  
Mitigation Monitoring and Reporting Program

○ USD Master Plan and CUP Boundary

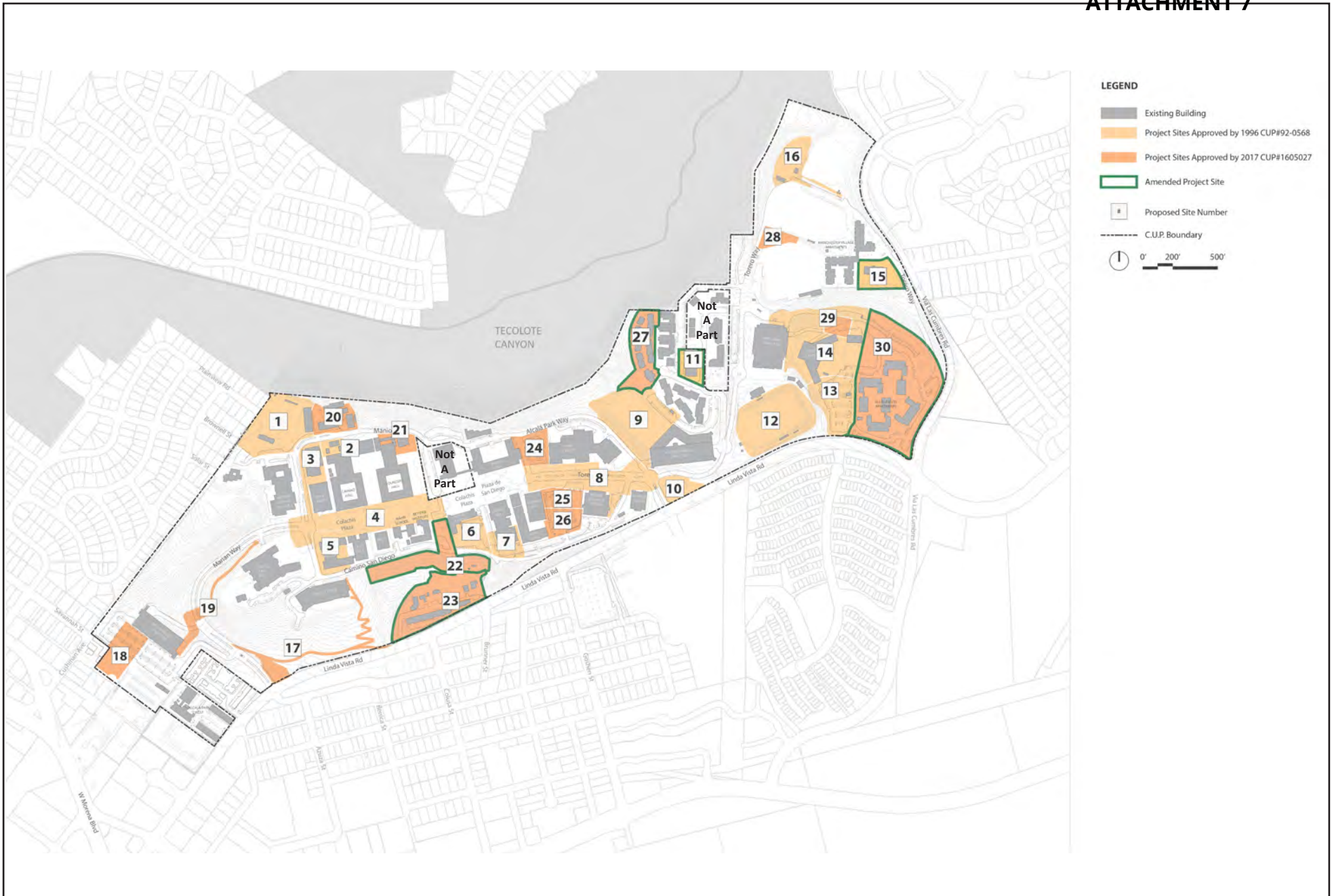


Aerial Photo: USDA NAIP 2022



Figure 1

**Project Vicinity**



Source: USD Master Plan Third Submittal 2023

Figure 2

Master Plan and CUP Amendment Project Sites

## 9.0 MITIGATION, MONITORING AND REPORTING PROGRAM

### A. GENERAL REQUIREMENTS – PART I

#### Plan Check Phase (prior to permit issuance)

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

### B. GENERAL REQUIREMENTS – PART II

#### Post Plan Check (After Permit Issuance/Prior to Start of Construction)

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

***Qualified Paleontological Monitor, Qualified Archaeologist, Native American Monitor, Qualified Acoustician, and Qualified Biologist***



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

Contact Information:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858-627-3200**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #417090 and/or Environmental Document # 417090, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

**NPDES Permit**

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

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

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

<b>Document Submittal/Inspection Checklist</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/ Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues Consultant Site Visit Record	Land Use Adjacency Issues Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology Observation
Historical Resources	Historical Reports	Historical Sites Evaluation
Paleontology	Paleontology Reports	Paleontology Site Observation
Transportation	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Report	Waste Management Inspections
Visual Effects	Contour Grading Verification Letter	Contour Grading/Staking Inspection
Visual Effects	Retaining Wall Verification Letter	Retaining Wall Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS FROM SUBSEQUENT EIR**

**Transportation/Circulation**

Direct Impacts – Intersections

***Tra-1 Traffic Monitoring Program***

- Prior to the implementation of mitigation measure Tra-4 and upon enrollment of 7,500 FTE and each increase of 500 additional FTE, USD shall conduct a traffic mitigation monitoring program to monitor current conditions at the impacted intersection and confirm that the traffic signal warrants and LOS operations that serve as the basis for the mitigation measure are met based on the traffic volumes present at that time. The following monitoring steps shall be taken by USD to comply with this measure:
  - a. USD shall submit annual FTE numbers to the City within 6 months of the beginning of the Fall semester following approval of the Master Plan Update. Applicable increases in FTE, as summarized in b) and/or d) below, will trigger the need to conduct a mitigation monitoring study reviewing the conditions at the subject intersection.
  - b. Upon reaching an annual enrollment of 7,500 FTE and upon each subsequent increase of 500 FTE, USD shall submit a mitigation monitoring study for the Linda Vista Road/Alcalá Vista Apartments Entrance intersection. As summarized in Table 12-3 of the Project’s TIA

- study, the significant impact at the Linda Vista Road/ Alcalá Vista Apartments Entrance is expected with the addition of 500 FTE.
- c. The mitigation monitoring study requires that USD shall conduct AM and PM peak hour intersection counts at the subject intersection. The counts shall be done for one day on a Tuesday, Wednesday, or Thursday when school is in session during the Fall semester.
    - i. Two analyses shall be conducted in the mitigation monitoring study. The subject intersection shall be analyzed to determine if a significant impact is caused by USD traffic based on the City LOS criteria. The LOS and delay calculated under “Near-Term without Project” conditions in the Project’s TIA study will serve as the baseline for comparing LOS and delay in the mitigation monitoring study. A peak hour traffic signal warrant shall also be conducted using the peak hour traffic counts.
    - ii. If the mitigation monitoring analysis determines that USD traffic causes a significant impact and if the peak hour signal warrant shows that the warrant is met, USD shall be responsible for implementing the intersection mitigation measure of signaling the intersection as noted in Tra-4, which includes providing a dedicated southbound left turn lane and a dedicated southbound right turn lane, and coordinating the signal with the downstream signal at the Linda Vista Road/Via las Cumbres intersection to the east.
    - iii. If the mitigation monitoring analysis identifies a significant impact, but signal warrants are not met, an alternative mitigation measure restricting left-turns out of the Alcalá Vista Apartments Entrance by constructing a raised median within Linda Vista Road shall be implemented.
    - iv. The mitigation monitoring study, including the intersection and signal warrant analyses, must be completed and turned into the City’s Transportation Development Section each year a study is needed.
  - d. If implementation of the mitigation measure is not found to be necessary under the FTE increases outlined in b) above, USD shall be responsible for monitoring the conditions at the intersection(s) with each subsequent increase of 500 FTE (500 FTE, 1,000 FTE, 1,500 FTE etc.).
  - e. USD shall be responsible for monitoring the intersection until the need for one of the mitigation measures is triggered, or when the FTE increase reaches 3,000 FTE.

***Tra-2 Linda Vista Road/Napa Street***

Upon enrollment of 7,350 FTE, USD shall make the first payment of a “fair-share” contribution of \$297,000 (to be paid in equal payments over a period of five years) toward future improvements to the Morena Corridor Specific Plan area (including the Linda Vista Road/Napa Street intersection), as specified in detail under Tra-5, would partially mitigate the Project’s contribution to this impact. Impacts would still be considered significant and unmitigable because the balance of the cost for the future, undefined, improvements is unfunded and not assured.

***Tra-3 Linda Vista Road/Colusa Street***

The Project applicant shall assure by permit and bond the signalization of the Linda Vista Road/Colusa Street intersection, to the satisfaction of the City Engineer.

To improve overall intersection operations, it is also recommended, but not required, to eliminate six parking spaces along the east curb of Colusa Street to provide a dedicated 150-foot northbound left-turn lane and a dedicated northbound right-turn lane at Linda Vista Road. The provision of the dedicated northbound right-turn and left-turn lanes is not required to mitigate the significant impact.

***Tra-4 Linda Vista Road/Alcalá Vista Apartments Entrance***

Prior to enrolling 7,500 FTE students, one of two mitigation options shall be implemented once warranted by the mitigation monitoring program outlined in Tra-1.

Option 1: If the monitoring program identifies a significant impact and if the peak hour signal warrant shows that the warrant is met, the Project applicant shall assure by permit and bond the signalization of the Linda Vista Road/Alcalá Vista Apartments Entrance intersection, provide a dedicated southbound left turn lane and dedicated southbound right turn lane, and coordinate the signal with the downstream signal at Via las Cumbres to the east, to the satisfaction of the City Engineer.

Option 2: If the monitoring program identifies a significant impact, but signal warrants are not met, the Project applicant shall assure by permit and bond an alternative measure restricting left-turns out of the Alcalá Apartments Entrance by constructing a raised median within Linda Vista Road. Left-turns in would continue to be allowed.

Direct Impacts – Roadway Segments***Tra-5 Linda Vista Road: Napa Street to Marian Way (Mildred Street)***

The following measure is required to partially mitigate the Project's direct significant impact to the subject roadway segment, with the impact still considered significant and unmitigable because the balance of the cost for the future, undefined, improvements is unfunded and not assured

- Prior to enrolling 7,350 FTE students, the Project applicant shall be required to provide a "fair share" contribution of \$297,000 (to be made in five equal payments over five years) towards future improvements to the Morena Corridor Specific Plan area (including the segment of Linda Vista Road between Napa Street and Marian Way [Mildred Street]), to the satisfaction of the City Engineer.

Cumulative Impacts – Intersections

The following measures are required to mitigate the Project's cumulatively significant impacts to intersections:

**Tra-6 Linda Vista Road/Napa Street**

Implementation of Tra-2, as outlined above under Direct Impacts, would partially mitigate the Project's proportionate share of the cumulative impacts; however, the identified cumulative impact to the Linda Vista Road/Napa Street intersection is considered cumulatively significant and unmitigated because the balance of the cost of the future, undefined, improvements is unfunded and not assured.

**Tra-7 Linda Vista Road/Colusa Street**

Implementation of Mitigation Measure Tra-3, as outlined above under Direct Impacts, would mitigate the Project-related significant cumulative impact at the Linda Vista Road/Colusa Street intersection.

Implementation of Mitigation Measures Tra-1 and Tra-4, as outlined above under Direct Impacts, would mitigate the Project-related significant cumulative impact at the Linda Vista Road/Alcalá Vista Apartments Entrance intersection.

Cumulative Impacts – Roadway Segments

The Long-Term (2035) scenario assumes the fully funded Phase I of the SR 163/Friars Road Interchange Project, which includes improvements to the segment of Friars Road from Avenida de las Tiendas to Ulric Street/SR 163 SB Ramps. The timing and scope of Phases II and III of the Interchange Project are yet to be determined, contingent on funding, and will likely not include further improvements to this segment. Since there are no improvement projects towards which the Project can contribute a fair share payment, this impact is considered cumulatively significant and unmitigated in the Long-Term condition.

**Biological Resources****Bio-1 Biological Resource Protection****I. Prior to Construction**

- A. **Biologist Verification** – The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the biological monitoring program in this mitigation measure. The letter shall include the names and contact information of all persons involved in the biological monitoring of the Master Plan Update area.
- B. **Preconstruction Meeting** – The Qualified Biologist shall attend a pre-construction meeting, discuss the Master Plan Update's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines,

Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. **Biological Construction Mitigation/Monitoring Exhibit** – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the Biological Documents listed above. In addition, include as applicable: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the Master Plan Update’s biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- F **Resource Delineation** – Prior to construction activities, the Qualified Biologist shall supervise the placement of silt and orange construction fencing or equivalent along the limits of disturbance (for Project Sites Nos. 17, 19, 20, 22, 23, and 27) and verify compliance with any other conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## **II. During Construction**

- A. **Monitoring** – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on “Exhibit A” and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the first day of monitoring, the first week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be

delayed until specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

### **III. Post Construction**

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

#### ***Bio-2 Sensitive Vegetation Communities***

Impacts to 0.65 acre of Diegan coastal sage scrub shall be mitigated at a ratio of 1:1 pursuant to Table 3, Upland Mitigation Ratios, in the City's Biology Guidelines (City 2012) for impacts outside the MHPA and mitigation inside the MHPA. Mitigation shall be accomplished via payment in to the City's Habitat Acquisition Fund equal to 0.65 acre of habitat.

#### ***Bio-3 Nesting Cooper's Hawks***

To avoid impacts to Cooper's hawk, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for this species (February 1 to September 15).

If removal of habitat within 300 feet of the MHPA (Projects 20, 21, 24, 27, and 28) must occur during the breeding season (February 1 to September 15), the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting Cooper's hawk within the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities.

If nesting Cooper's hawk are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan will include the establishment of a 300-foot construction avoidance area that shall be maintained around any active Cooper's hawk nest located inside the MHPA until the nest is no longer active as determined by the Qualified Biologist. The report or plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting Cooper's hawk are not detected during the precon survey, no further mitigation is required.

## **Historical Resources**

### ***Hist/Arch-1***

**Built Environment.** The following measure shall be implemented for USD Master Plan Update project sites impacting structures 45 years of age or older at the time the construction permit, including any demolition permit, is submitted:

#### **I. Prior to Permit Issuance**

For any future projects that propose additions or modifications to structures or landscape features 45 years old or older, the structure or landscape feature shall be reviewed by qualified historic staff at the City of San Diego to determine whether or not the resource may meet one or more criteria for historic designation and therefore be considered potentially historic. If the structure or landscape feature being modified or removed by the construction is not assessed as potentially historic, the project shall proceed and no further mitigation will be required. If the evaluation determines that the project could affect potentially significant historic resources, then the following three listed items shall apply:

1. If the evaluation determines that the project is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, then the potential historic significance will be documented and the project may be found to be in Substantial Conformance with the Master Plan and SEIR.
2. If the evaluation determines that the project is not consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, the project shall be redesigned to be consistent with the Standards, or a historic report that evaluates the building or landscape feature's integrity and eligibility under all designation criteria shall be completed and forwarded to the Historical Resources Board for review and consideration.

## **Historical Resources**

### ***Hist/Arch-2***

**Archaeology.** The following measure shall be implemented for USD Master Plan Update project sites relative to unknown cultural resources:

#### **I. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.



**B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

**B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or **BI, as appropriate.**
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

##### B. Isolate Discovery Site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

##### C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
- c. In order to protect these sites, the Landowner shall do one or more of the following:
  - (1) Record the site with the NAHC;
  - (2) Record an open space or conservation easement on the site;
  - (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

**D. If Human Remains are NOT Native American**

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**V. Night and/or Weekend Work**

**A. If night and/or Weekend Work is Included in the Contract**

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.
  - a. No Discoveries: In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries: If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction and IV-Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact MMC, or by 8 AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If Night and/or Weekend Work Becomes Necessary During the Course of Construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation: The PI shall be responsible for recording (on the appropriate State of California

Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

### B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

### C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the **Final Monitoring Report submitted to the RE or BI and MMC.**
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

### D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**Air Quality (Air Toxics)**AQ-1 Health Risk Assessment

Prior to the issuance of grading permits for any new facility that would have the potential to emit TACs, in accordance with AB 2588, an emissions inventory and health risk assessment shall be prepared. Building permits shall only be issued for facilities that demonstrate TAC emissions below the standards listed in Table 5.5-4 (excess cancer risk of 1 in 1 million or 10 in 1 million with Toxics-Best Available Control Technology [T-BACT] and non-cancer hazard index of 1.0).

**Public Utilities**PU-1 Wastewater Infrastructure Improvements

At the time of the Building Permit application for Project Site Nos. 22, 23, 25 and/or 26, located within the off-site Linda Vista sewer basin, the University shall conduct sewer flow metering of the undersized sewer mains. If the results of the sewer flow metering are different than those included in the Master Plan Sewer Study (KLE 2016b), the University shall present the results to the City PUD for review and approval. For each project located within the Linda Vista Road sewer basin that is calculated to result in increased flows to the undersized sewer main reaches 10 through 13, the University shall work with the City's PUD to either:

- Determine appropriate phasing and potential cost sharing for the upsizing of sewer reaches 10 through 13 to 10-inch sewer mains; or
- Pursue redirecting, via a private sewer pump station, the project(s)'s sewer flows from the existing public offsite Linda Vista sewer system into the existing public Tecolote Canyon Trunk Sewer. If this option is pursued, the offsite Linda Vista undersized sewer mains would not be required to be upsized as part of the above mentioned campus projects.

**Visual Effects/Neighborhood Character**Vis-1

*Steep Slopes.* Prior to issuance of a grading permit for construction proposed to encroach into steep slopes (i.e., Project Site No. 22), a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the City Engineer substantial conformance with all grading policies in place at the time of project application. Special design requirements for slopes that are to be graded shall be clearly indicated on the grading plan. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate



natural contours; and (4) slopes that do not exceed a grade of 2:1. Grading plans shall be reviewed by the City to ensure that sensitive grading techniques are being utilized.

**D. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS FROM 1996 MASTER PLAN FEIR**

**Paleontological Resources**

**I. Prior to Permit Issuance**

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon

Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence, or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

**III. During Construction**

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

**IV. Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.
  - a. No Discoveries: In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries: If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8 AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

**V. Post Construction**

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

**B. Handling of Fossil Remains**

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

**C. Curation of fossil remains: Deed of Gift and Acceptance Verification**

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

**D. Final Monitoring Report(s)**

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-PC

RECOMMENDING TO THE CITY COUNCIL  
APPROVAL OF CONDITIONAL USE PERMIT NO. PMT-3234656  
SITE DEVELOPMENT PERMIT NO. PMT-3234657  
PLANNED DEVELOPMENT PERMIT NO. PMT-3302312  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1605027  
AND SITE DEVELOPMENT PERMIT NO. 1831047  
EASEMENT VACATION NO. PMT-3304403 AND PMT-3304405  
PRJ-1099954: UNIVERSITY OF SAN DIEGO MASTER PLAN

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of The City of San Diego approval of Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047, and Easement Vacation No. PMT-3304403 and PMT-3304405; and

WHEREAS, the UNIVERSITY OF SAN DIEGO, a California Corporation, Owner/Permittee requested the Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047, and Easement Vacation No. PMT-3304403 and PMT-3304405 for the University of San Diego Master Plan Amendment to increase student housing capacity, vacate public service easements (water and storm drain), adding a 0.32-acre site at 5701 Josephine Street to the USD Master Plan area and amending the Design Guidelines to reflect the revisions; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of Conditional Use Permit No. PMT-3234656, Site Development Permit No. PMT-3234657, and Planned Development Permit No. PMT-3302312, an amendment to Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047, and Easement Vacation No. PMT-3304403 and PMT-3304405.

Xavier Del Valle  
Development Project Manager  
Development Services

Dated: September 26, 2024  
By a vote of X:X:X

**LINDA VISTA PLANNING GROUP**

Monday, March 25, 2024

6:00 pm - 8:00 pm

Meeting Location for In-Person:

American Legion Post 731

7245 Linda Vista Rd, San Diego, CA 92111

Or Via Zoom

**BOARD MEMBERS PRESENT:** Felicity Senoski (Chair), Christopher Beesley (Vice Chair), Ashley Martinez (Secretary), Carol Baker, Jennifer Carroll, Margarita Castro, Lynn Dorris, Kim Heinle, Victor Ochoa, Marcos de Oliveira Camargo, Terri Tebbetts, Christine Weinstein

**BOARD MEMBERS ABSENT:** Becky Hunt

**\*\*Opening of Linda Vista Planning Group Poll; Meet the Candidates and Hear Candidate Statements\*\***

The March 2024 election poll opened at 5:30 p.m., and candidates for LVPG provided statements. The poll remained open for two hours concurrent with the regular meeting that was called to order at 6:00 p.m.

**- GENERAL MEETING MINUTES -**

**Call to Order:** 6:00 pm by Senoski (Chair)

**Pledge of Allegiance:** Brian Lovell

**Roll Call of Planning Group Members:** Martinez (Secretary)

**Approval of Draft Agenda: March 25, 2024**

*Motion by Carroll to approve March 25, 2024, draft agenda. Second by Dorris. Chair deemed the agenda approved as presented by members present without objection.*

**Approval of February 26, 2024, Meeting Minutes**

*Motion by Ochoa to approve February 26, 2024, general meeting minutes. Second by Carroll. Minutes were approved by members present without objection.*

**\*\*Special Guest San Diego County District Attorney Summer Stephan\*\***

District Attorney Summer Stephan provided a general update on the work of the San Diego County District Attorney's Office and discussed a proposed ballot initiative that would change Proposition 47. To learn more about the proposed initiative, visit the California Secretary of State's website at [www.sos.ca.gov/ballot-measures](http://www.sos.ca.gov/ballot-measures). DA Stephan held a Q&A period following the presentation.

## Reports by Government Representatives:

- **Police Department:** Officer David Surwilo (present).
  - Officer Surwilo provided a general update and spoke about the impacts of Proposition 47 on the community.
- **Fire Department:** Battalion Chief Josh Slatinsky (present).
  - Despite the City’s budget deficit, funding for the fire department is stable.
  - The fire department receives approximately 180,000 calls per year, and the battalion serving Linda Vista responds to approximately 245 calls per month.
  - With rain comes vegetation growth, and the fire department recommends that residential and commercial properties maintain a minimum 30-foot clearance between the building and landscaping (grass). If feasible, the department would prefer a 100-foot clearance.
  - To issue a fire hazard complaint, contact 619-533-4411. To report brush/weed hazards, contact 619-533-4444. Individuals can also visit [www.sandiego.gov/fire/contact](http://www.sandiego.gov/fire/contact) to learn more.
- **Congress & State Legislature** (Senate/Assembly):
  - Congressmember Sara Jacobs – Michaela Castagnola, representative (present).
    - Congressmember Jacobs secured \$13.5 million in community project funding requests for fiscal year 2023-24.
    - Congressmember Jacobs led the San Diego congressional delegation to secure a federal tax deadline extension from April 15 to June 17 for San Diego County residents who are continuing to recover from the severe storms and floods in late January.
    - The Congressmember is hosting an art competition, and the internship application is now open. Visit [www.sarajacobs.house.gov](http://www.sarajacobs.house.gov) to learn more.
  - Senator Toni Atkins: Samantha Brown, representative (absent).
  - Assemblymember Chris Ward: Teannae Owens, representative (absent).
- **County & City:**
  - **Mayor:** Korrall Taylor, representative (present).
    - The City is hosting a community input meeting on the Mobility Master Plan on March 26 at the Linda Vista Library. The City will host a virtual input meeting on April 4.
    - The draft Environmental Justice Element is now available for public review. The public hearing process will begin in the Spring and continue through Summer 2024.
    - The Mayor announced that Scott Wahl, the current Assistant Chief, will be the next Chief of Police for the San Diego Police Department.
    - The San Diego Fire Department Chief is retiring, and a nationwide search will be conducted. The City will host a



community forum and online survey for residents and stakeholders to provide input on what they want to see in the next Fire Chief. The Mayor expects to announce the new Chief in June.

- **City Attorney:** Not present.
- **City Council:** Councilmember Raul Campillo – Miles Noel, representative (present).
  - The next “Coffee with Campillo” will be held on Saturday, April 20, from 8:00 to 9:30 a.m. at Industrial Grind Coffee, 6020 Santo Road, San Diego, CA 92124.
  - The Councilmember will host a bulk trash event on April 13 from 8:00 a.m. to 11:00 a.m. or until the trash cans run out of space.
- **Planning Dept:** Senior Planner Megan Covarrubias (absent).
- **SANDAG:** Not present.
- **University of San Diego:** Representative (present). USD will provide an update during the Action Item discussion on the proposed Master Plan Update.

**Public Non-Agenda Comments** (2 minutes per person)

- Larry Carr, representing Power San Diego, provided an overview of a ballot initiative that would replace San Diego Gas & Electric (SDG&E). Power San Diego is collecting signatures to qualify the initiative for the November 2024 ballot. They need to collect 80,000 valid signatures by May 14.

**Chair's Report:** Senoski. Chair Senoski provided an update on the Linda Vista Planning Group recognition documents, which the Planning Department recommended go before the City Council for approval. The City Council is expected to act on planning group recognition in May. Senoski will continue to monitor the progress and report back.

**Secretary's Report:** Martinez. No new updates.

**Appointment of Additional Board Members**

With elections, no new board members were solicited via appointment.

**Informational Items**

1. Balboa Park Cultural District Experience Plan (Peter Cominskey, Balboa Park Cultural Partnership). Cominskey presented the development of an Experience Plan for the Balboa Park Cultural District. The Partnership is a nonprofit organization formed to serve as the collective voice for the 29 arts, science, and cultural institutions in Balboa Park. The Partnership focuses on a plan to enhance the public’s experience at the park.

**Action Items**

1. USD Master Plan Update: (Myles Morris, USD). USD representatives presented the proposed Master Plan update. USD had previously presented informational elements of the update before the full board in 2023 and an in-depth presentation to the Zoning and Land Use Subcommittee in January 2024.

*Action: Motion by Martinez to approve as presented. Second by Castro. Motion carried by a hand vote of members present with 11-0 result. Chair did not vote.*

**LVPG 2024 Election Results**—Chair Senoski declared the voting closed at 7:30 p.m. Planning group members Baker, Carroll, and Tebbetts counted the votes and announced the following results.

**Results by Census Tract:**

86.00 – Brian Lovell

88.00 – Judy Ha-Guevara, Christine Weinstein

89.01 – Christina Bambino

90.00 – Kim Heinle (received 2/3 of the votes required)

91.07 – Alex Chipman, Felicity Senoski (received 2/3 of the votes required)

**Committee Reports & Updates**

1. Landscape Maintenance Assessment District – Ochoa.
  - a. Ochoa provided a bi-monthly report to the board.
  - b. The MAD has noticed an uptick in graffiti in Linda Vista.
  - c. The MAD's next meeting is scheduled for May 3, at 1:30 PM, in the Linda Vista Library.
2. Morena Corridor Specific Plan (Ad Hoc) – Senoski. Nothing new to report.
3. Riverwalk Development (Ad Hoc) – Senoski. Nothing new to report.
4. Traffic & Transportation – Dorris. Nothing new to report.
5. Zoning and Land Use – Martinez. Nothing new to report.
6. Ad Hoc Affordable Housing Task Force – Heinle. The next AHTF meeting is scheduled for April 15, 2024, at 6:00 pm at Bayside.
7. Community Improvements – Carroll. Nothing new to report.
8. Representative Committees
  - a. Community Planners Committee – Senoski. Planning group recognition update as provided in Chair's Report.
  - b. Linda Vista Collaborative – Heinle.
    - San Diego Gas & Electric shared community engagement efforts in Linda Vista in March.
    - The next meeting is scheduled for April 17 via Zoom. Agenda items include the Brain Balance Center and youth educational planning.
  - c. Mission Bay Park – Tebbetts. Nothing new to report.

- d. Tecolote Canyon Advisory Committee – Niki Ahrens. Nothing new to report.
- e. Linda Vista Recreation Advisory Council – Castro.
  - The Council meets on the second Tuesday of the month at 6:30 p.m. at the Linda Vista Recreation Center.
  - The Center offers a variety of programs for youth and adults.
- f. Linda Vista Town Council – Hunt. In March, the Town Council received a presentation from Demi Brown of Empower Charter School.
- g. Skate World Ad Hoc—Hunt. Nothing new to report.

**Items for the April 22, 2024, meeting:**

- Please send agenda items for March to Chair Senoski.

**Adjournment:** Chair Senoski adjourned the meeting at 8:00 pm

Respectfully submitted by:  
Ashley T. Martinez, Secretary  
Linda Vista Planning Group

APPROVED

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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**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:** University of San Diego Conditional Use Permit Amendment **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 5998 Alcala Park, San Diego CA 92110

**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: University of San Diego  Owner  Tenant/Lessee  Successor Agency

Street Address: 5998 Alcala Park

City: San Diego State: CA Zip: 92110

Phone No.: 619-260-4600 Fax No.: \_\_\_\_\_ Email: facilities@sandiego.edu

Signature: *Audie Hutchins* Date: 6/27/2023

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Diego Velasco  Owner  Tenant/Lessee  Successor Agency

Street Address: 3812 Park Blvd. #503

City: San Diego State: CA Zip: 92103

Phone No.: 619-602-1699 Fax No.: \_\_\_\_\_ Email: diego@citythinkers.com

Signature: *Diego Velasco* Date: 6/27/2023

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