

**ENVIRONMENTAL SECONDARY STUDY
FOR THE PROPOSED
SAN DIEGO DOWNTOWN DESIGN GUIDELINES
AND 2011 AMENDMENTS TO THE
CENTRE CITY PLANNED DISTRICT ORDINANCE**

August 2011

Prepared for: Centre City Development Corporation
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ENVIRONMENTAL SECONDARY STUDY

1. PROJECT TITLE: San Diego Downtown Design Guidelines and 2011 Amendments to the Centre City Planned District Ordinance

2. APPLICANT: Centre City Development Corporation (CCDC)

3. PROJECT LOCATION: Centre City (also referred throughout this document as “project area”) includes approximately 1,500 acres of the metropolitan core of the City of San Diego, located in the southern half of San Diego County, California. The project area is bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest and is located approximately 15 miles north of the United States International Border with Mexico and 120 miles south of the City of Los Angeles.

4. PROJECT SETTING: The Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and Redevelopment Plan for the Centre City project area describes the existing setting of Centre City. This description is hereby incorporated by reference. Centre City comprises a highly urbanized environment, characterized by a variety of urban land uses including high-rise commercial office, multi-family residential, retail, hotel, entertainment, and institutional/government uses. Several distinct neighborhoods or districts make up the project area, consisting of varying characteristics such as historic architecture or notable landmarks that make each unique. These neighborhoods/districts include Civic/Core, Columbia, Marina, Horton Plaza/Gaslamp Quarter, East Village (and four sub-districts, including Ballpark, Northeast, Northwest, and Southeast), Cortez, Little Italy, and Convention Center. All neighborhoods/districts contain a mix of employment, residential, retail, cultural, visitor-serving, and open space components.

Centre City is typically flat (ranging from sea level to 180 feet above mean sea level) and consists of a landscape largely comprised of urban features including buildings, streets, and sidewalks with ornamental vegetation and plantings. Surrounding areas include the community of Uptown and Balboa Park to the north, Sherman Heights and Golden Hill to the east, Barrio Logan and Logan Heights to the south, and the City of Coronado to the west across San Diego Bay. Major access routes through the project area include north-south trending Interstate 5, State Route 163, and Pacific Highway, and east-west trending State Route 94.

5. PROJECT DESCRIPTION: The project includes implementation of the San Diego Downtown Design Guidelines (Design Guidelines) and proposed amendments to the Centre City Planned District Ordinance (CCPDO).

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Design Guidelines

The Design Guidelines update and refine the existing goals, policies, and vision for downtown by implementing the DCP and supplementing the CCPDO. The Design Guidelines is a planning document intended to provide a best practice framework for the design of the downtown's major streets, buildings, and public realm offering greater design flexibility through guidelines rather than strict regulations of the CCPDO.

Unlike the CCPDO, the Design Guidelines are not regulatory; however, both documents will be used in the design review process for private development and the design of public works projects within the project area, except in the Gaslamp Quarter Planned District which is subject to the Gaslamp Quarter Planned District Ordinance and Gaslamp Quarter Design Guidelines.

Four major sections compose the Design Guidelines, including:

- Urban Design Framework
- Street Corridors Guidelines
- Blocks and Buildings Guidelines
- Public Art Guidelines

A full description of the four sections of the Design Guidelines has been provided as Attachment 1.

CCPDO

Following up on previous amendments adopted in 2007 and 2010, the project also proposes additional amendments to the CCPDO. Amendments implementing the Design Guidelines, Centre City Green (CCG), downtown's sustainability master plan, as well as refinements and clean-up items to the wording of the CCPDO are proposed to better implement the goals and policies of the DCP. The amendments create consistency, avoid duplication between documents and enhance the legibility of the CCPDO. The following areas of the CCPDO have been revised:

- Land Use
- Permit Process
- Small lot provisions
- Floor Area Ratio(FAR) Bonus Programs
- Development Regulations
- Transportation Demand Management (TDM)
- Below grade parking requirements
- Average Daily Trip (ADT) Cap Elimination in Ballpark District

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- Living Units
- Document Refinement

A summary of the most pertinent revisions to the CCPDO have been provided as Attachment 1.

6. CEQA COMPLIANCE: The Centre City Redevelopment Community Plan and related activities have been addressed by the following environmental documents, which were prepared prior to this Secondary Study and are hereby incorporated by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007.

Second Addendum to the FEIR for the proposed amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program certified by the Redevelopment Agency by Resolution R-04508, with date of final passage on April 21, 2010.

Third Addendum to the FEIR for the Residential Emphasis District Amendments to the Centre City Planned District Ordinance certified by the Redevelopment Agency by Resolution R-04510 with date of final passage on April 21, 2010.

Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency by Resolution R-04544 with date of final passage on August 3, 2010.

The FEIR is a "Program EIR" as described in Section 15168 of the State CEQA Guidelines. The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed project. The FEIR and subsequent amendments are available for review at the office of Centre City Development Corporation, 401 B Street, Suite 400, San Diego, CA 92101.

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This Secondary Study has been prepared in compliance with the San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990). Under these Agency Guidelines, environmental review for subsequent proposed actions is accomplished using the Secondary Study process defined in the Agency Guidelines, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Secondary Study includes the same evaluation criteria as the Initial Study defined in Section 15063 of the State CEQA Guidelines.

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

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

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

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

8. MITIGATION MONITORING AND REPORTING PROGRAM: Any future projects that are subject to the new standards and regulations will be subject to future environmental review and mitigation, as appropriate, pursuant to CEQA at the time a specific project is proposed. Mitigation may include, but is not necessarily limited to, the mitigation measures included in the MMRP found in Volume 1B of the FEIR.

9. DETERMINATION: In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the Centre City Redevelopment Project are addressed in the Final Environmental

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Impact Report (FEIR) prepared for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the four subsequent addenda to the FEIR listed in Section 6 above. These documents address the potential environmental effects of future development within the Centre City Redevelopment Project based on buildout forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density.

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

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

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

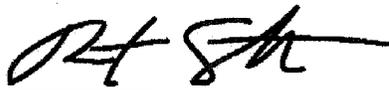
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therefore, the proposed project is within the scope of the program approved under the 2006 FEIR and subsequent addenda listed in Section 6 above.

The Centre City Development Corporation (CCDC), the implementing body for the Redevelopment Agency of the City of San Diego, administered the preparation of this Secondary Study.

Signature of Lead Agency Representative

Date



Signature of Preparer

8/23/2011

Date

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ENVIRONMENTAL CHECKLIST

10. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City project area. Based on the assumption that the proposed activity is adequately addressed in the FEIR as amended, the following table indicates how the impacts of the proposed activity relate to the conclusions of the FEIR. As a result, the impacts are classified into one of the following categories:

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

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project.

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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
1. AESTHETICS/VISUAL QUALITY:						
<p>(a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the San Diego Downtown Community Plan? Views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the project area. Additionally, Highway 163 is a State Scenic Highway entering downtown at 10th Avenue.</p> <p>The project does not propose specific development that could potentially disturb a scenic resource or view. Instead, the project includes a comprehensive set of urban design guidelines (Design Guidelines) that would ensure future development relates to the location and contributes to the character of their associated neighborhood/district. The purpose to implement these guidelines is to provide guidance on how to improve the image of the downtown's major streets, building form, and public realm to further enhance the natural beauty, physical character, and livability of the downtown. Additionally, the project proposes amendments to the CCPDO to help apply these guidelines as well as refinement amendments to better implement the goals and policies of the DCP. Implementation of</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>both the Design Guidelines and CCPDO amendments would not conflict with the existing goals or policies related to protecting scenic resources or views. All future projects developed in accordance with the Design Guidelines and CCPDO amendments would be subject to site-specific CEQA impact analysis. Therefore, impacts associated with this issue are not anticipated to occur.</p> <p>Lastly, there are no designated scenic resources within the downtown planning area that could be impacted by the proposed project. Impacts to onsite scenic resources are not significant.</p>						
(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? The proposed project includes implementation of the Design Guidelines, a planning document that provides urban design guidelines and strategies to enhance the image of the downtown and does not propose specific development that could be incompatible with the bulk, scale, color, etc., of the surrounding development. Furthermore, the proposed project provides design guidance for future projects to better respond and relate to the location and character of their surrounding neighborhood/district. A common theme throughout the guidelines is to maintain consistency throughout the downtown's streets, buildings, and public realm. Therefore, utilization of these guidelines would enhance and reinforce the identity of downtown's					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>neighborhood/districts, which would be beneficial in maintaining compatibility with the surrounding development.</p> <p>In addition, future projects developed in accordance with the Design Guidelines and CCPDO amendments would not conflict with existing goals, policies, or regulations associated with maintaining consistency of surrounding development. The Design Guidelines are to be utilized in conjunction with the CCPDO to help achieve the vision and guiding principles of the DCP and all future projects would continue to be subject to individual design review and site-specific CEQA impact analysis. Therefore, impacts associated with this issue are not anticipated to occur.</p>						
<p>(c) Substantially affect daytime or nighttime views in the area due to lighting? Light and glare impacts in the downtown are produced from the illumination of signs and the reflective nature of some building materials. The DCP and CCPDO include several goals and policies to minimize light and glare impacts. Furthermore, lighting associated with downtown development is controlled by the City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) which protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generation resulting from development in the downtown area. As determined by the FEIR, the City's Light Pollution Law combined with the goals and policies of the DCP and</p>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
CCPDO would ensure that there would be no significant impacts associated with light and glare. Implementation of the proposed project would not conflict with the existing lighting regulations. The Design Guidelines include lighting design principles based on the CCPDO, such as incorporating "lighting strategies to minimize light pollution and glare," and propose to reorganize the lighting pattern of downtown to allow more light in areas with more commercial activity, and reducing light in residential areas. Additionally, the proposed CCPDO amendments would not conflict with the existing lighting policies, and all future development would continue to be evaluated on a project-by-project basis in accordance with CEQA and City development review to ensure impacts on lighting and glare would not occur. Therefore, impacts associated with this issue are not significant.						
2. AGRICULTURAL RESOURCES:						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? Centre City is an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur.</i>					X	X
3. AIR QUALITY:						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? <i>Implementation of the proposed project includes increasing the percentage of FAR Bonus for projects that exceed the California Building Code for energy and water conservation, provide occupant-accessible Eco-Roofs, and incorporate affordable housing, which would not conflict with, but would help implement the Regional Air Quality Strategy by increasing development intensity in an existing pedestrian-oriented and transit-supportive district. No impact to the applicable air quality plan would occur.</i>					X	X
(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? <i>Future projects/improvements in accordance with the Design Guidelines</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>and CCPDO amendments could involve the exposure of sensitive receptors to substantial air contaminants during short-term construction activities and over the long-term operation of the project. The potential for short-term, temporary impacts to sensitive receptors during construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures. Implementation of the proposed project would not conflict with these measures and future projects would continue to be subject to site-specific review and CEQA impact analysis to identify potential impacts and ensure proper measures would be implemented if necessary. Therefore, impacts associated with this issue would not occur.</p> <p>Future projects could involve the exposure of sensitive receptors to air contaminants over the long-term operation of the project, such as carbon monoxide exposure (commonly referred to as CO "hot spots") due to traffic congestion in the downtown. However, the proposed project provides guidance for future development and does not specify project-level details to determine the level of impact. Future actions in accordance with the Design Guidelines and CCPDO amendments would continue to be subject to site-specific review and CEQA impact analysis to identify and reduce potential impacts on sensitive receptors. Therefore, significant impacts</p>						
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>associated with this issue are not anticipated to occur. Additionally, the proposed project does not specify details on location to determine if activities would be close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in 3.c.</i>						
<i>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? Future projects in accordance with the proposed project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of future activities would involve short-term, potentially adverse impacts associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation, and construction activities that may be associated with the future actions could result in dust and equipment emissions that, when considered together, could endanger human health. Through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures, dust and construction emissions generated during</i>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>construction of future actions would be reduced to a level below significance. Implementation of the proposed project would not conflict with these measures and future projects would continue to be subject to site-specific review of potential air contaminants and CEQA impact analysis to identify potential impacts and ensure proper measures would be implemented to reduce potential impacts. Therefore, impacts associated with this issue would not occur.</p> <p>Additionally, a main focus of the proposed Design Guidelines is to enhance pedestrian pathways and linkages offering residents workers, and visitors easy access to homes, workplaces, and points of interest other than driving. The street corridor chapter of the Design Guidelines prioritizes downtown modes of transport in the following order: pedestrian, cycling, public transit, and automobile and provides a number of guidelines to improve and encourage the use alternative transportation throughout the downtown. Also, future projects along the downtown's street corridors are encouraged by the Design Guidelines to incorporate street trees and abundant vegetation. Implementation of these guidelines would help to improve the overall air quality of the downtown.</p> <p>Lastly, the proposed project provides guidance for future development and does not specify project-level details to determine the level of impact from future project's stationary or mobile source emissions. Future</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>actions in accordance with the Design Guidelines and CCPDO amendments would continue to be subject to site-specific review and CEQA impact analysis to identify and reduce potential impacts on air quality. Therefore, significant impacts associated with this issue are not anticipated to occur.</i>						
4. BIOLOGICAL RESOURCES:						
(a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies? <i>Due to the highly urbanized nature of the downtown area, there are no sensitive plants or animal species, habitats, or wildlife migration corridors within the area. In addition, the ornamental trees and landscaping included in the proposed guidelines are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.</i>					X	X
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies? <i>As identified in the FEIR, the San Diego Downtown Community Plan area is not within a sub-region of the San Diego County Multiple Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.</i>						
5. GEOLOGY AND SOILS:						
(a) Substantial health and safety risk associated with seismic or geologic hazards? Centre City is in a seismically active region. As depicted in the DCP, there are known active or potentially active faults located within the project area associated with the Rose Canyon Fault Zone, which is designated as an Earthquake Fault Zone by the California Department of Mines and Geology. A seismic event on this fault could cause significant groundshaking within the project area, thus the potential exists for substantial health and safety risks within the project area associated with a seismic hazard. Furthermore, although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the project area's moderate to non-expansive geologic structure, such hazards could nevertheless occur. Conformance with, and implementation of, all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>hazards are not significant. Implementation of the Design Guidelines would not involve any design features that would conflict with the applicable seismic design requirements. Similarly, the proposed CCPDO amendments would not conflict with the existing seismic safety requirements. Therefore, impacts associated with this issue would be less than significant.</i></p>						
6. GREENHOUSE GAS EMISSIONS:						
<p>(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? California's Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, codified the State's greenhouse gas (GHG) emissions target by requiring the State's GHG emissions to be reduced to 1990 levels by 2020. To achieve these GHG reductions, there would have to be widespread reductions of GHG emissions across the California economy. These reductions can be provided by actions including changes in vehicle emissions and mileage, changes in the sources of electricity, increases in energy efficiency by existing facilities, as well as requiring new facility development to have lower carbon intensity than "Business-as-Usual" (BAU), or existing, conditions. In addition, State Senate Bill 97 (SB 97) directed the Office of Planning and Research (OPR) to adopt CEQA Guidelines concerning the effects and mitigation of GHG emissions. The new CEQA Guidelines became</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Issues and Supporting Information</p> <p>effective in March 2010.</p> <p>The new CEQA Guidelines require either a quantitative or qualitative discussion of the amount of GHG emissions that would result from the project, determination if those emissions would result in a significant impact on the environment, and identification of feasible mitigation measures to reduce GHG emissions if a significant impact is found.</p> <p>Neither CCDC nor the City of San Diego has adopted thresholds of significance for GHG emissions. However, according to the technical memorandum titled "Addressing Greenhouse Gas Emissions from Projects Subject to CEQA", the City is utilizing, for the interim, the 900 metric ton (MT) threshold presented by the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change", dated January 2008. The memorandum identifies project types and project sizes that are estimated to emit 900 MT of GHGs per year. Projects that are greater than or equal to the project sizes listed in the memorandum must perform a GHG analysis.</p> <p>However, as the proposed project does not propose specific development or provide specific project-level detail, it is infeasible at this stage to determine if individual future projects would exceed the screening criteria of the memorandum. All future projects developed in accordance with the Design Guidelines and CCPDO amendments would,</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>however, be subject to site-specific CEQA impact analysis to determine if the level of GHG emissions would surpass the 900 metric ton (MT) threshold. Additionally, for future project operations, the Design Guidelines propose several guidelines that encourage improving access to mass transit and enhancing pedestrian-friendly neighborhoods that would help reduce mobile emissions. Also, future projects along the downtown's street corridors are encouraged by the proposed project to incorporate street trees and utilize abundant vegetation, which would sequester atmospheric carbon dioxide (CO₂). These activities would help offset some future project-generated GHG emissions. Therefore, significant impacts associated with this issue are not anticipated to occur.</p>						
<p>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas? Implementation of the proposed project would not conflict with regulations adopted to reduce GHG emissions. Future projects in accordance with the proposed project would continue undergo review to comply with the City of San Diego interim reduction thresholds, which are based on the AB 32 reduction thresholds, as well as complying with the CCDC's Sustainable Master Plan. Therefore, this impact is considered less than significant.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
7. HAZARDS AND HAZARDOUS MATERIALS:						
(a) Substantial health and safety risk related to onsite hazardous materials? <i>The FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. All projects are subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste and implementation of the Design Guidelines and CCPDO amendments would not conflict with these regulations. Compliance with all applicable requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and wastes would ensure that potential health and safety impacts caused by exposure to onsite hazardous materials are not significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of future projects could pose a significant health risk over long-term operation. However, adherence to the mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with onsite hazardous materials over the long-term operations are not significant.</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>The nature of historic and current land uses located throughout the downtown create a high potential for encountering hazardous materials sites identified on registers compile pursuant to Government Code § 65962.5. The FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in Section 7.a above. The Design Guidelines include guidelines on urban design and would not involve any actions that would conflict with the regulation controlling hazardous materials. Similarly, the proposed CCPDO amendments do not involve actions that would interfere with hazardous materials regulations. Therefore, the FEIR states that no mitigation measures would be required.</i>					X	X
(c) Substantial safety risk to operations at San Diego International Airport? <i>The entire project area is within the boundaries of the Airport Influence Area of the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport. All future downtown projects are subject to Federal Aviation Administration (FAA) determination of no hazard to air navigation prior to issuance of any development permit. Therefore, impacts</i>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>associated with this issue are not anticipated to occur.</i>						
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>The project provides new design guidelines and refines existing policies to improve the DCP's vision for the downtown and does not propose any features that would impair an emergency response or evacuation plan. As redevelopment proceeds in the downtown, the City would continue to implement and update its Emergency Operations Plan, cooperate with federal and state emergency preparedness agencies, participate in the Unified San Diego County Emergency Services Organization, and conduct drills and training simulations for the emergency operations center to assure adequate response to emergencies. Therefore, no impact associated with this issue is anticipated.</i>					X	X
8. HISTORICAL RESOURCES:						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? <i>Centre City includes many listed or eligible sites on the National and Local Register of Historical Buildings or Structures; see inventoried architectural resources starting on Pg. 5.3-5 of FEIR. However, implementation of the proposed project would not impact these designated resources. Furthermore, the Design Guidelines recognize the importance of maintaining these historical resources and</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>strongly encourage new projects to incorporate existing historical resources into their design. Guidelines provided by the proposed project to protect historic resources include "Historical resources should be retained and integrated into larger projects, wherever feasible, with adapted use consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings" and "New construction adjacent to, or new additions to historical resources, should avoid mimicking the historical resource but rather stand in contrast to accentuate the existing building. Inappropriate additions that detract from the architectural and/or historic integrity of the existing buildings are strongly discouraged." Additionally, all future projects developed in accordance with the Design Guidelines and CCPDO amendments would be subject to City review under Chapter 14 of the Land Development Code and site-specific CEQA impact analysis. Therefore, impacts associated with this issue are not anticipated to occur.</p>						
<p>(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? The likelihood of encountering archaeological resources and/or subsurface human remains, (encountering human remains in the downtown is considered low) during</p>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>implemented if paleontological resources are encountered onsite. Therefore, impacts associated with this issue would not occur.</i>						
9. HYDROLOGY AND WATER QUALITY:						
(a) Substantially degrade groundwater or surface water quality? The construction and grading activities of future projects may involve soil excavation at a depth that could surpass known groundwater levels, which would indicate that groundwater dewatering might be required. Compliance with the requirements of either the San Diego Regional Water Quality Control Board, the City of San Diego Metropolitan Wastewater Department, and the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. Also, Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term water quality impacts during future construction activities are not significant. Lastly, potential long-term groundwater or surface water quality impacts as a result of urban runoff would be reduced with implementation of BMPs required by the local Standard Urban Stormwater Mitigation Program (SUSMP) and Stormwater Standards. Adherence to these state and local water quality controls would ensure that impacts to groundwater and surface water quality would					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>not be significant. Implementation of the proposed project would not conflict with any state or local water quality controls. Additionally, the Design Guidelines include guidelines that encourage future projects to use abundant vegetation and porous materials which would help clean stormwater runoff. Therefore, impacts associated with this impact are not anticipated to occur.</i>						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? <i>The project area is highly urbanized (a majority paved with impervious surfaces) and contains very little vacant land (approximately 3%). With buildout of the downtown, the hydrology would not be substantially altered as land uses determined by the DCP would maintain the existing quantity of impervious surfaces and, therefore, general runoff characteristics. With implementation of the proposed project, a substantial increase in impervious surfaces would not result as the general land uses under the Design Guidelines and CCPDO amendments would not change from existing conditions. Additionally, the Design Guidelines would encourage future projects to use porous materials on walkways, driveways, and car parks to minimize storm water runoff from paved surfaces (Design Guideline 4.7.2.H). Thus, the proposed project would not substantially increase the runoff volume entering the storm drain system and impacts associated with this issue would not be significant. (Impacts associated with the quality of urban runoff are analyzed in Section</i>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
9.a.) above.						
(c) Substantially impede or redirect flows within a 100-year flood hazard area? <i>The project area is not located within a 100-year floodplain and would not affect offsite flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.</i>					X	X
(c) Substantially increase erosion and sedimentation? <i>As discussed in Section 9.b. above, a majority of the project area is developed with impervious surfaces, thus future development is not anticipated to substantially alter the hydrology of the downtown. Additionally, the Design Guidelines would encourage future projects and improvements to use permeable or pervious materials, which allow water to filter into the ground, which helps to reduce erosion and flooding. Therefore, the proposed project would not substantially increase the long-term potential for erosion and sedimentation. However, the potential for erosion and sedimentation could increase during the short-term during future project site preparation, excavation, and other construction activities. Compliance with regulations mandating the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) would ensure that impacts associated with erosion and sedimentation are not significant. Implementation of the proposed project would not conflict with implementation of the SWPPP or any state and local regulations that govern</i>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
hydrology management. Therefore significant impacts associated with this issue would not occur.						
10. LAND USE AND PLANNING:						
(a) Physically divide an established community? The proposed project does not propose any features that would physically divide an established community. Rather, a major goal of the Design Guidelines is to improve the connectivity within the downtown by providing guidelines for future projects to acknowledge and relate to the location and character of their associated neighborhood/district. A number of guidelines are provided that include ways for projects to better interface with their environment, such as emphasizing variation in ground-floor designs to engage the public realm, creating high-quality pedestrian pathways and linkages to better connect key locations throughout the downtown, providing more public/private interface at neighborhood centers and along main street corridors to create more inviting and vibrant places, and having buildings orient themselves to face parks/open spaces making public spaces more accessible and welcoming. Additionally, tower designs are encouraged to assimilate with their building bases to avoid the appearance of towers isolated from their surroundings. Implementation of these features would better integrate downtown and, therefore, impacts associated with this issue would not					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
occur.						
<p>(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation? <i>The intention of the proposed project is to update and refine the goals, policies, and vision of the DCP. The Design Guidelines build on previously completed work to establish new baseline goals for urban design and sustainability, and would update policies and the vision for downtown by supplementing the DCP and CCPDO. To avoid duplication between documents, and ensure consistency with one another, the CCPDO is being amended. Many of the principles and guidelines contained in the Design Guidelines currently exist within the CCPDO and would be removed since their subjective nature would be more appropriately contained in the Design Guidelines than the more objective, regulatory CCPDO. Additional refinement amendments have been prepared to better implement the goals and policies of the DCP. All future projects and/or improvements implemented in accordance with the Design Guidelines and CCPDO amendments would be subject to separate review by the City and under CEQA to ensure no conflict with other applicable land use plans, policies, or regulations. Therefore, impacts associated with this issue are not anticipated to occur.</i></p> <p>As discussed in Section 7.c, the project area is within the jurisdiction of the Airport Land Use</p>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Compatibility Plan (ALUCP) for San Diego International Airport and is subject to FAA determination of no hazard to air navigation prior to issuance of any development permit. Therefore, impacts associated with this issue are not anticipated to occur.</i>						
(c) Substantial incompatibility with surrounding land uses? Sources of land use incompatibility include lighting, shading, industrial activities, and noise. The proposed project would not result in, or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the future project's emitting of, and exposure to, lighting are not significant. In addition, the FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the downtown area are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions are evaluated elsewhere in this Secondary Study). Additionally, all future projects implemented in accordance with the Design Guidelines and CCPDO amendments would be subject to separate review by the City and under CEQA to ensure compatibility with surrounding land uses. Therefore, impacts associated with this issue are not anticipated to occur. Potentially significant impacts associated with the project's incompatibility					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>with traffic noise on adjacent grid streets are discussed in Sections 12.b and 12.c. No impacts associated with incompatibility with surrounding land use would occur.</i>						
(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? As discussed in the FEIR, downtown redevelopment activities would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from the downtown into surrounding canyons and vacant land as discussed in the FEIR. However, the project does not propose specific development that could have impacts associated with displaced transients. Therefore, implementation of the proposed project would not result in impacts associated with this issue.					X	X
11. MINERAL RESOURCES:						
(a) Substantially reduce the availability of important mineral resources? The FEIR states that the viable extraction of mineral resources is limited in the Centre City due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no impact associated with this issue would occur.					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
12. NOISE:						
(a) Substantial noise generation? <i>The proposed project includes a design planning document and amendments to the CCPDO that do not propose specific development within the project area. Therefore substantial noise generation with implementation of the proposed project would not occur. Additionally, noise impacts from future projects and/or improvements implemented in accordance with the Design Guidelines and CCPDO amendments would be avoided by adherence to CEQA site-specific review and construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. Therefore, no significant impact related to noise generation would be associated with the proposed project.</i>					X	X
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dBA CNEL)? <i>The proposed project consists of refinement amendments to the CCPDO and a planning document that provides design guidance for the downtown's major streets, buildings, and public realm and refinement amendments to the existing CCPDO to better implement the goals and policies of the DCP. The project does not include specific development and, therefore, substantial exposure of required residential open spaces or public parks and plazas to noise levels exceeding 65 dBA would not</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
occur.						
(c) Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)? <i>As discussed above in Section 12.b., the proposed project does not include specific development and, therefore, substantial interior noise within habitable rooms exceeding 45 dBA would not occur.</i>					X	X
13. POPULATION AND HOUSING:						
(a) Substantially induce population growth in an area? <i>As determined by the FEIR, buildout of the DCP would not result in significant impacts on population. The project does not propose specific development and all future development within the downtown would be subject to future development approvals and future public and environmental review. Therefore, impacts associated with this issue are not anticipated to occur.</i>					X	X
(b) Substantial displacement of existing housing units or people? <i>The proposed project does not include the displacement of existing housing units or people. Therefore, project-level and cumulative impacts associated with this issue would not occur.</i>					X	X
14. PUBLIC SERVICES AND UTILITIES:						
(a) Substantial adverse physical impacts associated with the provision of new schools? <i>Implementation of the proposed project would provide design guidance for the downtown's major streets, buildings, and</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>public realm and refinement amendments to the existing CCPDO to better implement the goals and policies of the DCP. The project does not propose specific development that could result in the generation of a sufficient number of students to warrant construction of a new school facility. Therefore, implementation of the proposed project would not have an effect upon, or result in a substantial adverse physical impact associated with the provision of new schools. Impacts associated with this issue would not occur.</i>						
(b) Substantial adverse physical impacts associated with the provision of new libraries? Implementation of the proposed project would establish a comprehensive set of urban design guidelines for the downtown planning area and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The project does not propose specific development or change the existing or planned land uses within the project area that could warrant construction of a new library. Therefore, implementation of the proposed project would not have an effect upon, or result in a substantial adverse physical impact associated with the provision of new libraries. Impacts associated with this issue would not occur.					X	X
(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities?					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Implementation of the proposed project would provide a comprehensive set of urban design guidelines for the downtown planning area and refinement amendments to the existing CCPDO to better implement the vision and guiding principles of DCP. The project does not propose a specific development or changes to the existing land uses that could result in the increased demand of fire protection/emergency services that could warrant construction of a new fire protection/emergency facility. Therefore, impacts associated with this issue would not occur.						
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? Implementation of the proposed project would provide design guidelines for the downtown's major streets, buildings, and public realm and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The project does not propose specific development or change the existing land uses that could result in the increased demand of law enforcement services that could warrant construction of a new law enforcement facility. Additionally, the Design Guidelines provide guidelines for buildings to orient their outdoor features of buildings (e.g., balconies, green roofs, etc..) toward the parks and streets to maximize the number of people looking at these features, which would provide a greater degree of safety through "eyes on the park/street." Therefore, impacts					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>associated with this issue would not occur.</i>						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? <i>Implementation of the proposed project would establish a comprehensive set of urban design guidelines for the downtown planning area and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The proposed project does not propose specific development or change the existing land uses that could result in a substantial adverse physical impact associated with the provision of new water transmission or treatment facilities. Additionally, the Design Guidelines encourage green building techniques including the incorporation of green roofs and native drought-resistant vegetation that would help reduce water consumption. Therefore, impacts associated with this issue would not occur.</i>					X	X
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? <i>Implementation of the proposed project would provide design guidelines for the downtown's major streets, buildings, and public realm and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The project does not propose specific development or change the existing land uses that could necessitate construction of a new storm water facility. Additionally, the</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Design Guidelines provide a guideline (4.7.2.H) that states "Projects should use porous materials on walkways, driveways, and car parks to minimize storm water runoff from paved surfaces." Implementation of this guideline would allow water to filter into the ground which reduces flooding and could aid in storm water management. Therefore, impacts associated with this issue are not considered significant.</i>						
<i>(g) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? Implementation of the proposed project would establish a comprehensive set of urban design guidelines for the downtown planning area and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The proposed project does not propose specific development or change the existing land uses that could result in a substantial adverse physical impact associated with the provision of new wastewater transmission or treatment facilities. Therefore, impacts associated with this issue would not occur.</i>					X	X
<i>(h) Substantial adverse physical impacts associated with the provision of new landfill facilities? Implementation of the proposed project would provide design guidelines for the downtown's major streets, buildings, and public realm and refinement amendments to the existing CCPDO to help achieve the vision and guiding principles of DCP. The project</i>					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>does not propose specific development or change the existing land uses that could necessitate construction of a new landfill facility. Additionally, the Design Guidelines encourage green building techniques that could reduce the amount of waste entering the Miramar Landfill. These techniques include reuse and recycling of construction and demolition materials for all new construction, use of products with identifiable recycled content, and implementation of composting gardens as a means of natural waste-recycling. Also, the Design Guidelines strongly encourages new projects to incorporate existing historical resources into them, which provides a beneficial reuse of existing resources and reduces construction waste. Therefore, impacts associated with this issue would not be considered significant.</i>						
15. RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>The proposed project includes urban design guidelines associated with enhancing the interface between building and parks/open space that could increase the use of existing parks. Buildings that face parks are encouraged to orient their building entrances toward parks to "encourage building occupants to cross the street to parks." Additionally, secondary entrances, to and from parks, are</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
encouraged for all buildings. Although these guidelines may encourage people to utilize nearby parks, the increase in park utilization would not be substantial since the proposed project does not propose specific development that would increase the number of people utilizing the park, thus resulting in the substantial physical deterioration of a park facility. Therefore, substantial deterioration of existing neighborhood or regional parks would not be substantially accelerated as a result of the proposed project. No significant impacts with this issue would occur.						
16. TRANSPORTATION/TRAFFIC:						
(a) Cause the LOS on a roadway segment or intersection to drop below LOS E? The proposed project includes guidance for the design of downtown's major streets, buildings, and public realm. The project does not propose specific development that could result in additional automobile trips that would increase the existing LOS on a roadway segment or intersection. Design strategies involving street corridor improvements, such as sidewalk extensions, are to be implemented if the street improvements would not impede the flow traffic. The Design Guidelines also state that improvements to street sections should be carefully checked against potential traffic flow patterns before implementation. In addition, the proposed CCPDO					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>amendments include the elimination of the cumulative Average Daily Traffic (ADT) Ballpark District threshold for new development within the Ballpark Mixed-Use District. The Ballpark District's ADT cap was established in the 1999 Supplemental Environmental Impact Report (SEIR) associated with the development of the new Ballpark and was effectively superseded by the 2006 DCP update and the traffic analysis of the 2006 FEIR. Its deletion in the CCPDO was an oversight at that time. In order to confirm that the elimination of the ADT cap in the Ballpark District is appropriate, a technical memorandum was prepared by Fehr and Peers in June 2011 (Attachment B). The memorandum confirms that the ADT cap is outdated and should be eliminated from the CCPDO.</p> <p>Given that the project would not increase vehicle trips and would not allow street improvements where adverse effects on traffic flow could result, the proposed project would not increase the existing LOS on a roadway segment or intersection. Impacts associated with this issue would not be significant.</p>						
(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? As discussed above in Section 16.a., the project does not propose specific development that would result in new automobile trips and would not allow street improvements where adverse effects on					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>traffic flow could result. Therefore, the proposed project would not have an effect on the LOS on a freeway segment or ramp. Significant impacts associated with this issue would not occur.</i>						
(c) Create an average demand for parking that would exceed the average available supply? Implementation of the proposed project would provide urban design guidelines for the downtown's major streets, buildings, and public realm and refinement amendments to the existing CCPDO. The proposed project does not propose specific development that could increase the demand of available parking supply. Additionally, the guidelines encourage the use of angled parking where feasible to maximize downtown parking. Therefore, impacts associated with this issue would not be significant.					X	X
(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? The proposed project does not include any features that would discourage the use of alternatives modes of transportation. In fact, a main focus of the proposed Design Guidelines is to enhance pedestrian pathways and linkages offering residents, workers, and visitors easy access to homes, workplaces, and points of interest. The street corridor chapter of the Design Guidelines prioritizes downtown modes of transport in the following order: pedestrian, cycling, public transit and automobile and provides a number of					X	X
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	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>guidelines to improve and encourage the use alternative transportation throughout the downtown. Additionally, the proposed CCPDO amendments do not include elements that would discourage the use of alternative transportation and SANDAG has indicated that transit facilities should be sufficient to serve the downtown population without exceeding capacity. Therefore, impacts associated with alternative modes of transportation would not be significant.</i>						
17. MANDATORY FINDINGS OF SIGNIFICANCE:						
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <i>As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Centre City area. Furthermore, the project does not have potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the project would substantially degrade the environment.</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. However, this project includes a planning document and refinement amendments to the CCPDO that do not propose specific development that would contribute to those impacts. Future development in accordance with the Design Guidelines and CCPDO amendments would be subject to separate environmental review under CEQA to reduce cumulatively conservable impacts.						X
(c) Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly? As described elsewhere in this study, the proposed project would not result in significant and unmitigated impacts.					X	X

Attachment A
**Amendments to the
Centre City Planned District Ordinance – July 2011**

SUMMARY OF PROPOSED AMENDMENTS TO THE CCPDO

The proposed amendments include language resulting from the policies and goals of the Design Guidelines and CCG, and also include refinements and clean-up items to the wording and the ongoing implementation of the CCPDO. The proposed amendments to the CCPDO include the following:

1. **Definitions** (*Section 156.0302*) – This section has been revised to include definitions resulting from CCG as well as from the addition of land uses to the CCPDO, such as Community Gardens, Mobile Food Facilities, and Outdoor Activities.
2. **Administration and Permits** (*Section 156.0304*) – A reference to the Design Guidelines and procedures for their use in the review of projects, as well as the procedures for amending them has been included. Permit revocation procedures have also been added. In addition, based on input from the various stakeholders, a process has been established whereby a Process 4 PDP, allowing deviations to the development regulations of the CCPDO and Design Guidelines, may be approved by the CCDC Board in lieu of the City of San Diego (“City”) Planning Commission as part of the design review approval process. The CCDC Board decision on a PDP is subject to appeal to the Planning Commission.

Also, staff is proposing the consolidation of the public hearings for either variances or conditional use permits with the Design Review approval by the CCDC Board. Under the proposal, those applications would be considered by the CCDC Board in lieu of the Corporation Hearing Officer at the same time a project’s design is considered (currently the CCDC Board is the appeal body for the Hearing Officer). This will eliminate an unnecessary additional meeting, and the ultimate decision authority remains with the CCDC Board.

3. **Land Use Districts** (*Section 156.0307*) – To allow greater flexibility for small infill projects, language has been added to the Residential Emphasis District allowing small lots of 5,000 square feet or less within the district to apply for deviations from the minimum 80 percent residential/maximum 20 percent non-residential land use mix requirements through a Conditional Use Permit (CUP) process.
4. **Base District Use Regulations** (*Section 156.0308*) – Land Use Table 0308-A, has been updated to allow Mobile Food Facilities, Temporary Outdoor Activities and Temporary Surface Parking lots within the Neighborhood Mixed-Use, Main Streets, and Commercial Overlay Zones.
5. **Floor Area Ratio (FAR) Regulations and Transfer of Development Rights (TDR)** (*Section 156.0309*) – This section has been revised to: 1) further clarify language and increase the percentage of FAR Bonus achievable by a development utilizing the affordable housing density bonus provisions beyond that of what the City allows for the inclusion of affordable housing within a development, 2) include a FAR bonus for developments that exceed the California Building Code for energy and water conservation; and, (3) modify the Eco-Roof FAR bonus program to allow a development to achieve an additional 0.5 FAR provided the Eco-Roof is accessible to building occupants (total additional FAR not to exceed 1.0 FAR). In addition, the cumulative Average Daily Traffic (ADT) threshold for new development within the Ballpark Mixed-Use District that was established by the 1999 Supplemental Environmental Impact Report

(SEIR) associated with the Ballpark would be eliminated. This traffic generation limit was superseded by the 2006 Community Plan update and the traffic analysis of the 2006 FEIR; its deletion was an oversight at that time and a traffic technical memo has been prepared confirming that this cap is outdated and unnecessary.

6. **Development Regulations** (*Section 156.0310*) – Generally, the development regulations will remain as currently written with the exception of the minimum setback requirements for projects within the Residential Emphasis District and for ground-level units (minimum 3-10 feet), which are proposed for elimination. The implementation of this setback (which results in a 0-5 foot consistent setback throughout downtown) has become problematic on numerous recent development proposals on infill sites where the resulting setback is inconsistent with adjoining established developments. In addition, an individual personal storage requirement (240 cubic feet) has been added for developments containing 50 or more dwelling units consistent with City standards for storage.
7. **Urban Design Regulations** (*Section 156.0311*) – As previously mentioned, this section contains principles and guidelines which have been included in the Draft Design Guidelines and are proposed to be removed from the CCPDO. Only those requirements which are more objective and regulatory will remain in this section of the CCPDO.
8. **Parking, Loading, Traffic and Transportation Demand Management (TDM) Standards** (*Section 156.0313*) – The requirement to provide three levels of below-grade parking prior to allowing any above-grade parking is proposed to be decreased to two levels of below-grade parking if all above-grade parking is encapsulated along street frontages. In addition, revisions to the off-street loading requirements have been made to allow an exemption for small lots of 5,000 square feet or less. The existing TDM menu of options has been revised to provide for alignment with new standards and green building rating systems.
9. **Separately Regulated Uses** (*Section 156.0315*) – In an effort to continue the on-going implementation of affordable housing development downtown, the maximum living unit size has been increased from an average of 300 square feet to 350 square feet to align with the State affordable housing guidelines. The section which allows developments to request modifications to the standard development regulations of the San Diego Municipal Code (SDMC) through the CUP process has been revised to include Transitional Housing developments in addition to Social Services and Homeless Facilities.

This section has also been revised to revise the ability for Transitional Housing and Homeless Facilities to request an exemption to the ¼ mile separation requirements of the SDMC, as originally supported by CCAC and the CCDC Board, but inadvertently deleted by the City Attorney's office during previous amendments. This provision was previously in the 2006 CCPDO, but was inadvertently removed from the text during the 2007 CCPDO amendments.
10. **Clean up and Organization** – A variety of minor edits throughout the text of the document have been made to enhance the organization and clarify language. Minor edits have also been made to Figures B, C, E, and G for consistency.

The DCP and the CCPDO (along with the Gaslamp Quarter and Marina planned district ordinances) comprise the Local Coastal Program (mandated by the California Coastal

Commission) for the Downtown Community Plan Area. The proposed amendments to the CCPDO would apply within the Coastal Zone which encompasses roughly three blocks inland from the San Diego Bay. Upon adoption of the proposed amendments, staff will submit the CCPDO amendments for certification to the California Coastal Commission. Until the Coastal commission unconditionally certifies the amendments, the CCPDO amendments will not be effective in the Coastal Zone.

DOWNTOWN DESIGN GUIDELINES

The Design Guidelines are composed of the following major sections:

Urban Design Framework

The urban design framework focuses on overarching concepts and a foundation for public and private improvements in downtown San Diego. An interconnected network and hierarchy of street corridors, public open spaces, building forms and public art, with emphasis on the location and character of public and private improvements in downtown are established.

Street Corridor Guidelines

The street corridor guidelines convey public-realm improvements. It includes the entire street corridor: street, sidewalk, building frontage, and any boundary with parks and plazas.

Blocks and Buildings Guidelines

The blocks and buildings focus on private-realm improvements. They provide guidance on the form of buildings as well as their relationship to the public realm as envisioned herein. Specific guidelines are provided that address a building's ground-floor configuration, street-wall scale and texture, and overall massing. Some of these concepts and guidelines currently exist within the CCPDO. Because these policies and guidelines are subjective in nature, they are more appropriately contained in the Design Guidelines document than the more objective, regulatory CCPDO. Therefore, in conjunction with the adoption of the Design Guidelines, staff has prepared a series of amendments to the CCPDO to avoid duplication between the two documents and to incorporate the sustainability measures resulting from CCG.

Public Art Guidelines

The public art guidelines support the role of public art in achieving the urban design framework. They establish public art framework, define various types of public art and address placement of art in the public realm.

Attachment B

Fehr and Peers Traffic Memorandum – June 2011

MEMORANDUM

Date: June 27, 2011

To: Brad Richter, CCDC

From: Stephen Cook PE, Fehr & Peers

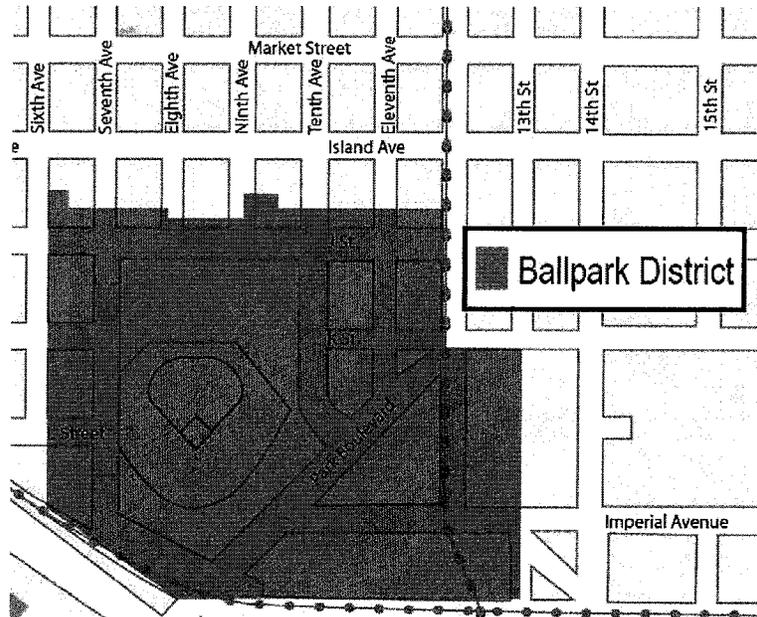
Subject: **Revised Downtown Community Plan - Ballpark District Trip Generation**

SD11-0045

The purpose of this memo is to document a comparison of the total vehicular trip generation (ADT) within the Ballpark District as assumed in the 2006 Downtown Community Plan to that assumed in establishing the Ballpark District ADT Cap following the Ballpark and Ancillary Development Projects SEIR (October 1999). This will provide the basis for the determination of whether the traffic analysis conducted for the Downtown Community Plan EIR essentially eliminated the need for an ADT Cap within the Ballpark District assuming greater traffic generation within the District.

Ballpark District

The Ballpark and Ancillary Development Projects SEIR analyzed both Petco Park as well as the ancillary developments surrounding it in what is known as the Ballpark District, as shown in the figure below. The SEIR as well as the associated traffic and environmental technical analyses assumed a total daily trip generation of 55,128 daily trips (ADT) for all ancillary developments located within in the Ballpark District. The Ballpark District ADT Cap of the same trip generation (55,128 ADT) was subsequently established to ensure development consistent with the SEIR.



Downtown Community Plan

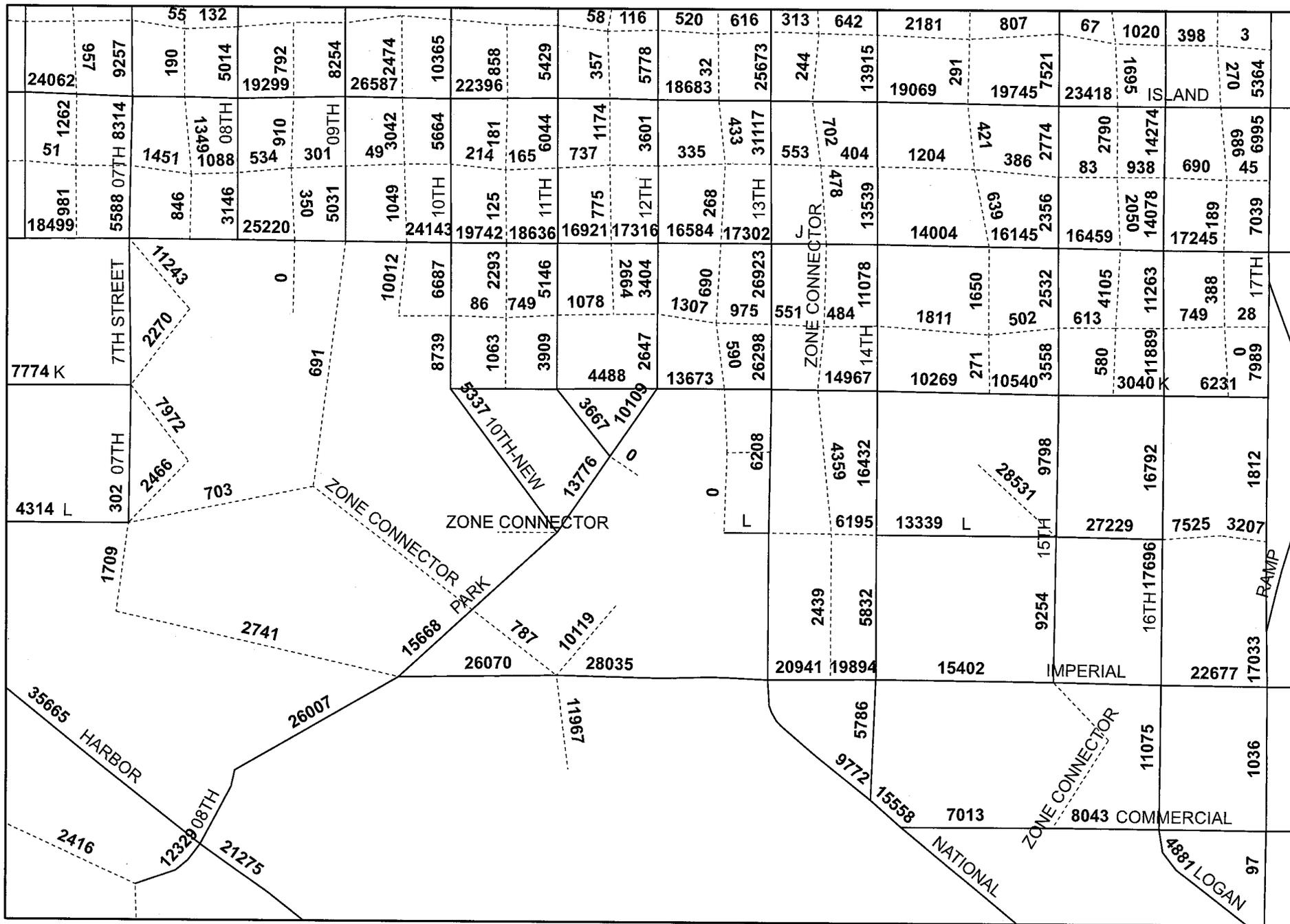
The Downtown Community Plan EIR (2006) considered future projections of all downtown land uses including those located within the Ballpark District. The projected buildout downtown land uses were input into the SANDAG Series 10 Transportation Forecast Model, which provided the basis for the EIR technical studies, including the traffic analysis. A copy of the TAZ loadings in the Ballpark District, as assumed in the Downtown Community Plan EIR, is provided as **Attachment 1**. As shown, under the Downtown Community Plan, land uses within the Ballpark District would generate 86,981 ADT.

Trip Generation Comparison

The following table summarizes the comparisons of the ADT assumptions identified in both the Ballpark District Cap and the Downtown Community Plan.

Study	Ballpark District ADT
Ballpark and Ancillary Development Projects SEIR	55,128
Downtown Community Plan EIR	86,981
DCP vs Cap	31,853 (57.8%)

As shown, the 2006 Downtown Community Plan EIR assumed a higher trip generation for the Ballpark District than assumed in the 1999 Ballpark and Ancillary Development Projects SEIR and subsequently establishment of the Ballpark District ADT Cap. Hence, it can therefore be concluded that the 2006 Downtown Community Plan EIR effectively superseded the Ballpark District Cap.



Attachment 1 Downtown Community Plan Transportation Forecast