



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 8, 2016

PUBLIC NOTICE OF THE PREPARATION OF A ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

SAP No. 24006166

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a project EIR and Scoping Meeting was publicly noticed and distributed on March 8, 2016. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Ranch Penasquitos and the Carmel Valley Branch Libraries.

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Development Services Department on **March 30, 2016, beginning at 5:30 PM and running no later than 7:30 PM at the Rancho Penasquitos Branch Library, 13330 Salmon River Road, San Diego, CA, 92129. Please note that depending on the number of attendees, the meeting could end earlier than 7:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to DSDEAS@sandiego.gov with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

GENERAL PROJECT INFORMATION:

- **PROJECT NAME / NUMBER: THE PRESERVE AT TORREY HIGHLANDS / 442880**
- **COMMUNITY AREA:** Torrey Highlands
- **COUNCIL DISTRICT:** 6

DESCRIPTION: The project proposes a GENERAL PLAN AMENDMENT and a COMMUNITY PLAN AMENDMENT to the Torrey Highlands Subarea Plan to re-designate the project site from Commercial Limited (CL) to Employment Center (EC), a REZONE from AR-1-1 (agricultural - residential, requires minimum 10-acre lots) to IP-3-1 (industrial park - allows for research and development, office and residential uses; no residential is proposed as part of this project), a SITE DEVELOPMENT PERMIT, and a PLANNED DEVELOPMENT PERMIT to construct a 450,000-square-foot commercial office development. Specifically, the project would construct a three building commercial campus comprised of four stories, five stories and six stories, respectively with one level of subterranean parking; one, one-story amenity building; and one

above-grade parking structure. Various site improvements would also be constructed that include associated hardscape (surface parking, driveways, and walkways) retaining walls, and landscape. The project would obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The undeveloped 11.10-acre project site is located approximately one-quarter mile south of State Route (SR) 56 along the west side of the planned extension of Camino del Sur. The parcel is designated Commercial Limited within the Torrey Highlands Subarea Community Plan. The site is within the AR-1-1 Zone; additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar) and the Airport Influence Area (Review Area 2 - MCAS Miramar). (Assessor Parcel Numbers (APN) 306-050-16, 306-050-18, 306-050-19, and 306-050-28) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: JVB Real Estate Advisors

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation, Air Quality, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Visual Effects/Neighborhood Character, Water Quality, and Cumulative Effects.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request the this Notice or the City's Scoping Letter to the applicant detailing the required scope of work in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Will Zounes at (619) 687-5942.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 8, 2016.

Kerry M. Santoro
Deputy Director
Development Services Department

DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Regional Map
Figure 2: Vicinity Map
Figure 3: Site Plan
Scoping Letter

Distribution:

FEDERAL GOVERNMENT

U.S. Environmental Protection Agency (19)
U.S. Fish and Wildlife Service (23)
U.S. Army Corps of Engineers (26)

STATE OF CALIFORNIA

Caltrans District 11 (31)
California Department of Fish and Wildlife (32)
California Regional Water Quality Control Board, Region 9 (44)
State Clearinghouse (46A)
California Department of Transportation (51)
California Transportation Commission (51A)
California Transportation Commission (51B)
California Native American Heritage Commission (222)

CITY OF SAN DIEGO

Mayor's Office (91)
Councilmember Lightner, District 1 (MS 10A)
Councilmember Harris, District 2 (MS 10A)
Councilmember Gloria, District 3 (MS 10A)
Councilmember Cole, District 4 (MS 10A)
Councilmember Kersey, District 5 (MS 10A)
Councilmember Zapf, District 6 (MS 10A)
Councilmember Sherman, District 7 (MS 10A)
Councilmember Alvarez, District 8 (MS 10A)
Councilmember Emerald, District 9 (MS 10A)
Development Services Department
 EAS
 Transportation
 Project Manager
Transportation Development - DSD (78)
Development Coordination (78A)
Fire and Life Safety Services (79)
Library Department - Government Documents (81)
Central Library (81A)
Carmel Valley Branch Library (81F)
Rancho Penasquitos Branch Library (81BB)
Historical Resources Board (87)
Tom Tomlinson, Facilities Financing (93B)
Park and Recreations (89)
Joshua Odom, San Diego Police Department (MS776)
Larry Trame, San Diego Fire-Rescue (MS603)
City Attorney (93C)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS

San Diego Association of Governments (108)
San Diego County Regional Airport Authority (110)
San Diego Transit Corporation (112)
Rancho Santa Ana Botanic Garden at Claremont (161)
Sierra Club (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
San Diego Audubon Society (167A)
California Native Plant Society (170)
Ellen T. Baulder, PHd (175)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Vernal Pool Society (185)
San Diego Tracking Team (187)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution [Notice Only] (225A-S)
Torrey Highlands – Subarea IV (467)
Rancho de Los Penasquitos Planning Board (380)
Friends of Los Penasquitos Canyon Preserve Inc.(382)
Rancho Penasquitos Town Council (383)
Los Penasquitos Lagoon Foundation (384)
Los Penasquitos Canyon Preserve Citizens Advisory Committee (385)
Del Mar Mesa Community Planning Board (361)
Jeff Brazel JVB Real Estate Advisors, Applicant
Asha Bleier, DUDEK

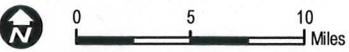


Project Site
Poway

Pacific
Ocean

MEXICO

Copyright:© 2014 Esri



SOURCE: ESRI, 2015

The Preserve at Torrey Highlands

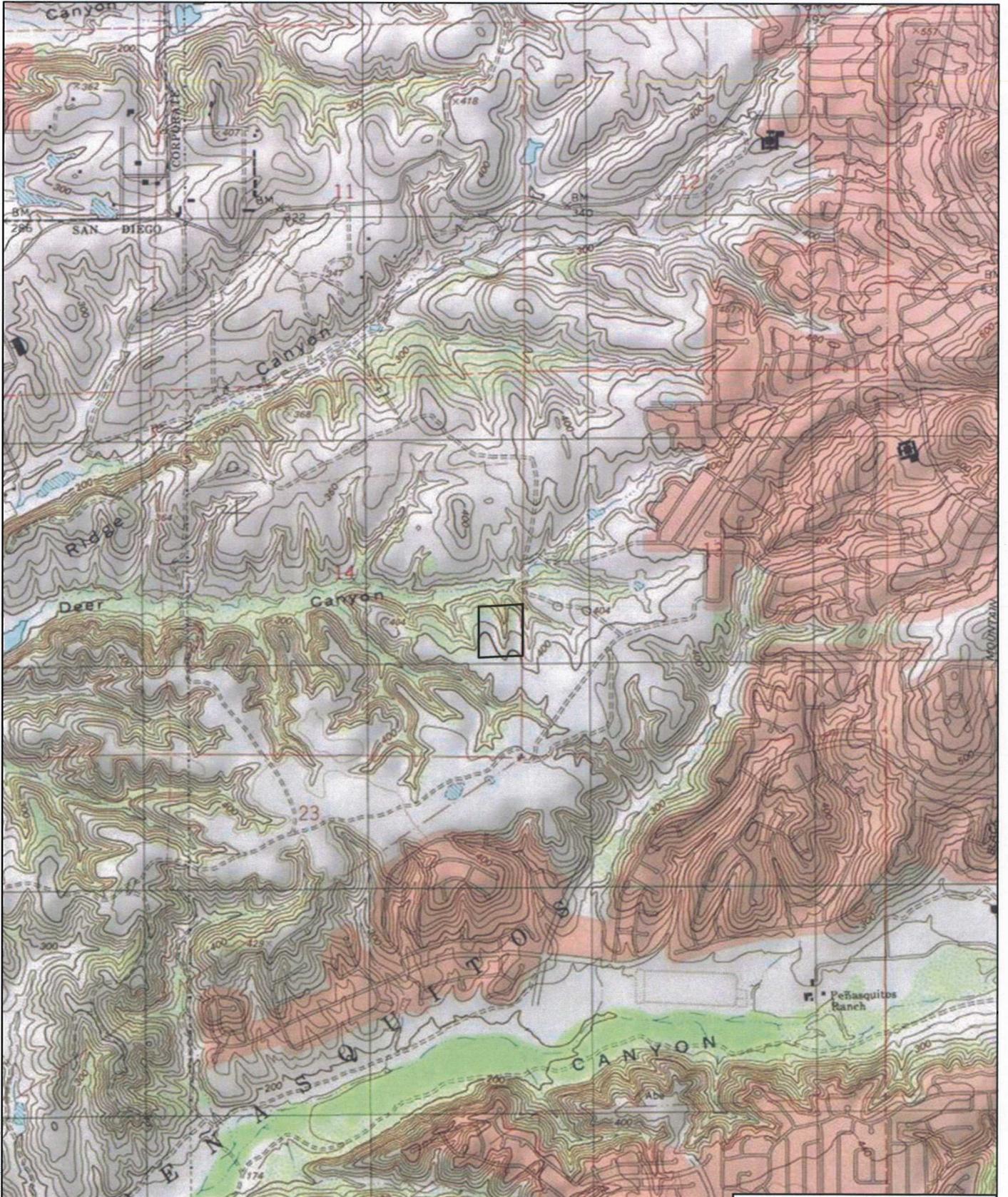
Regional Map

Environmental Analysis Section Project No. 442880

CITY OF SAN DIEGO - DEVELOPMENT SERVICES

FIGURE
1

Z:\Templates\Arcmap\New_Project\Generic\8x11_Portrait.mxd - 1/15/2009



0 1,000 2,000
Feet

 Project Boundary



SOURCE USGS 7.5-Minute Series Del Mar Quadrangle

The Preserve at Torrey Highlands

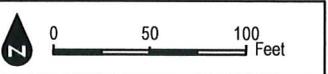
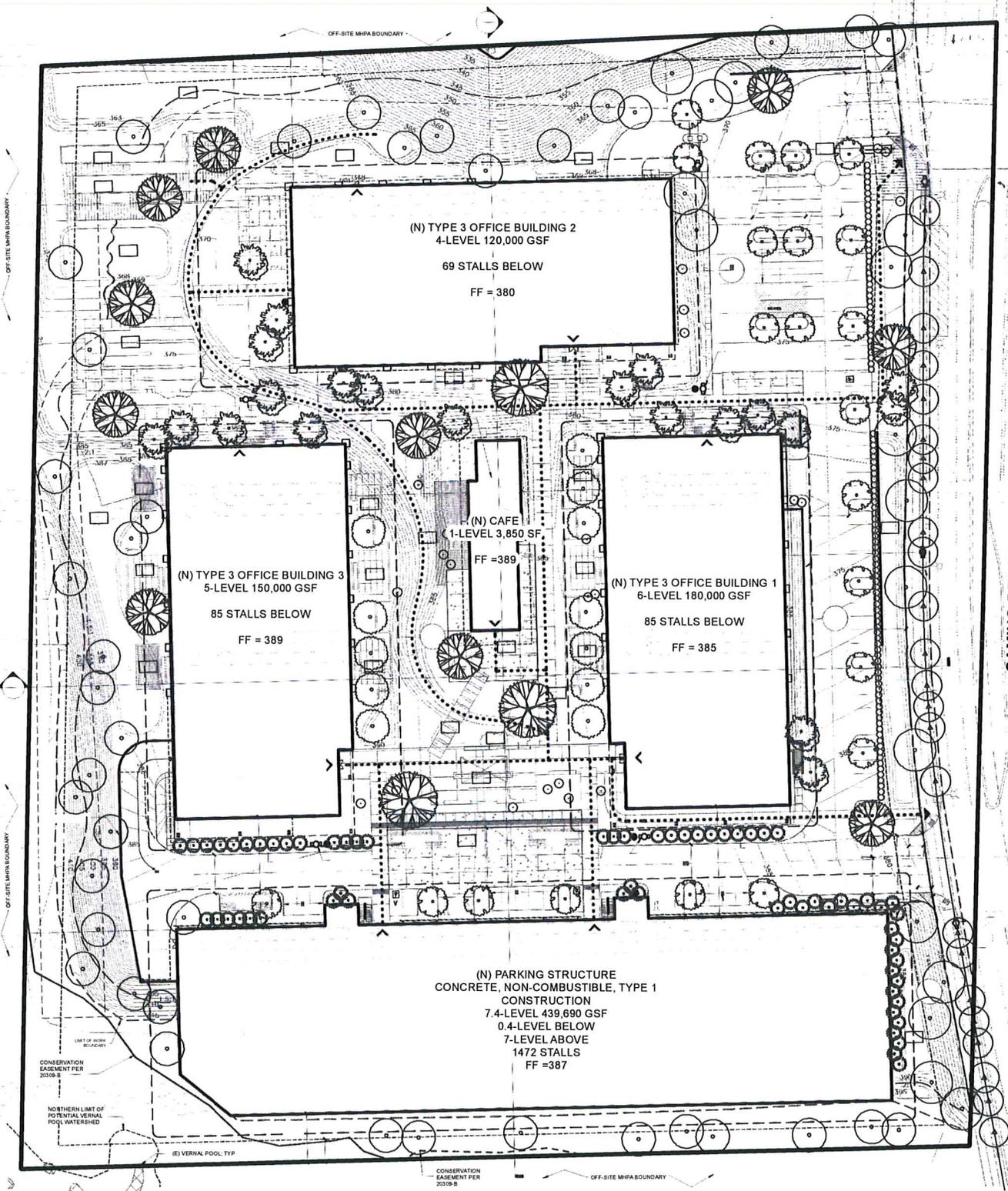
Vicinity Map

Environmental Analysis Section Project No. 442880

CITY OF SAN DIEGO - DEVELOPMENT SERVICES

FIGURE

2



SOURCE: Lepbert, 2015

The Preserve at Torrey Highlands

Site Plan

Environmental Analysis Section Project No. 442880

CITY OF SAN DIEGO - DEVELOPMENT SERVICES

FIGURE
3

Z:\Templates\Arcmap\New_Project\General\8x11_Portrait.mxd 1/15/2009

March 7, 2016

Jason Wood, Project Manager
Cisterra
3580 Carmel Mountain Rd., Suite 460
San Diego, CA 92130

Subject: **Scope of Work for an Environmental Impact Report for The Preserve at Torrey Highlands (Project Tracking System (PTS) No. 442880)**

Dear Mr. Wood:

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the environmental review staff of the Development Services Department of the City of San Diego has determined that the proposed project may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required. Staff has determined that a project EIR is the appropriate environmental document for the project, The Preserve at Torrey Highlands.

The purpose of this letter is to identify the issues to be specifically addressed in the EIR. The EIR shall be prepared in accordance with the City's "Technical Report and Environmental Impact Report Guidelines," (updated December 2005). A copy of the current guidelines is attached.

A Notice of Preparation (NOP) will be distributed to the Responsible Agencies and others who may have an interest in the project as required by CEQA Section 15082. CEQA Section 21083.9(a)(2) requires scoping meetings for projects that may have statewide, regional or area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold. A public scoping meeting has been scheduled for Wednesday, March 30, 2016, from 5:30 PM to 7:30 PM at the Rancho Penasquitos Branch Library, located at 13330 Salmon River Road, San Diego CA 92129. Please note that, depending upon the number of attendees, the meeting could end earlier than 7:30 PM.

Changes or additions to the scope of work may be required as a result of input received in response to the Notice of Preparation and Scoping Meeting. In addition, the applicant may need to adjust the project over time through the discretionary review process, and these changes would be disclosed in

the EIR under the section "History of Project Changes" and accounted for in the EIR impact analysis to the extent required by CEQA.

Each section and issue area of the EIR shall provide a descriptive analysis of the proposed project followed by a comprehensive evaluation. The EIR shall also include sufficient graphics and tables, which, in conjunction with the relevant narrative discussions, provide a complete and meaningful description of all major project features, the environmental impacts of the project, as well as cumulative impacts, mitigation of significant impacts, and alternatives to the project.

PROJECT DESCRIPTION

Discretionary Approvals

The project proposes a General Plan Amendment and a Community Plan Amendment to the Torrey Highlands Subarea Plan to re-designate the project site from Commercial Limited (CL) to Employment Center (EC), a Rezone from AR-1-1 (agricultural - residential, requires minimum 10-acre lots) to IP-3-1 (industrial park - allows for research and development, office and residential uses). No residential is proposed as part of this project. Other required discretionary approvals include a Site Development Permit because the site contains environmentally sensitive lands and a Planned Development Permit to ensure consistency with the Torrey Highlands Subarea Plan.

Location of Project

The project site is located on 11.10 acres (including APNs 306-050-1600 and 306-050-1800) of vacant, undeveloped land located approximately one-quarter mile south of State Route (SR) 56 along the west side of the planned extension of Camino del Sur (see Figures 1 and 2). The project site is designated Commercial Limited, and within the AR-1-1 zone.

The land immediately surrounding the project site is primarily vacant and undeveloped. The City's Multi-Habitat Preservation Area (MHPA) is adjacent to the site on three sides. A gas station is located north of the project site just south of SR 56 and the SR 56 Bike Trail is on the east side of Camino del Sur. Commercial and residential land uses are located north and west of the project site (see Figure 3, Aerial Map).

Project Description

The project proposes to construct a 450,000-square-foot commercial office development. Specifically, the project would construct a three building commercial campus comprised of four stories, five stories and six stories, respectively, with one level of subterranean parking; one, one-story amenity building; and one above-grade parking structure (see Figure 4, Project Site Plan).

Various site improvements would also be constructed that include associated hardscape (surface parking, driveways, and walkways) and landscape. The project proposes to achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Parking Facilities

The project would provide 1,800 parking spaces, including 89 surface spaces, 241 subterranean spaces, and 1,470 spaces in a parking structure. The parking structure would include seven levels above ground and one level below-ground.

Access

Access to the project site would be provided via two signalized driveways off Camino Del Sur. Currently, Camino Del Sur terminates just south of SR 56 at Torrey Santa Fe Road. The extension of Camino Del Sur is part of a separate application (Project No. 360009 - "Merge 56"). The southern extension of Camino Del Sur would be designed as a four to six-lane major roadway connecting from its current terminus at Torrey Santa Fe Road to its intersection with Dormouse Road, immediately north of Park Village Drive. The extension of Camino Del Sur would be constructed along the westerly project frontage complete with curb, gutter and sidewalk with a paved travel way of two lanes in each direction. Bike lanes would be provided on all sections of Camino Del Sur. In addition, a five-foot decomposed granite (DG) running path is proposed connecting the existing trail to Del Mar Mesa Preserve in the west to Darkwood Canyon in the east. The path would start just south of Torrey Santa Fe Road on the west side of Camino Del Sur, cross at the Carmel Mountain Road intersection to the east side of the roadway, and continue south to the proposed connection with Darkwood Canyon. Camino Del Sur is a capital improvement project identified in the Torrey Highlands and Rancho Penasquitos Public Facilities Financing Plans (PFFP).

Construction

Total construction is expected to take approximately 10 months. Construction of the project would include grading, public and private utilities, building and garage construction, architectural coatings, paving of alleys and sidewalks, public improvements, and landscaping improvements. The project would require a total export of approximately 63,000 cubic yards of soil.

EIR FORMAT/CONTENT REQUIREMENTS

The EIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis in the EIR must be on identifying feasible solutions to environmental impacts. The objective is not to simply describe and document an impact, but to actively create and suggest mitigation measures or project alternatives to substantially reduce the significant adverse environmental impacts. The adequacy of the EIR will depend greatly on the thoroughness of this effort.

The EIR must be written in an objective, clear, and concise manner, utilizing plain language. The use of graphics is encouraged to replace extensive word descriptions and to assist in clarification. Conclusions must be supported with quantitative, as well as qualitative, information, to the extent feasible. **The entire environmental document must be left justified. In addition, the environmental document is required to utilize Opens Sans, 10 pitch font.**

I. CONCLUSIONS

Prior to the distribution of the draft EIR for public review, Conclusions, which are attached at the front of the draft EIR, will also need to be prepared. The Conclusions cannot be prepared until an approved draft has been submitted and accepted by the City.

II. TITLE PAGE

The EIR shall include a Title Page that includes the project name, Project Tracking System (PTS) number, State Clearinghouse (SCH) number and the date of publication. DO NOT include any company logo's, applicant's or consultant's names.

III. TABLE OF CONTENTS

The Table of Contents must list all sections included in the EIR, as well as the Appendices, Tables, and Figures. Immediately following the Table of Contents, a list of acronyms and abbreviations utilized in the text must be provided.

IV. EXECUTIVE SUMMARY

The consultant will prepare the Executive Summary to be submitted for review with the last screencheck draft EIR, unless otherwise determined. The executive summary shall have an independent numbering system (e.g., S-1, S-2). In general the summary should reflect the EIR outline, but not need contain every element of the EIR. At a minimum, the summary must include: a brief project description; impacts determined to be significant (including cumulative); impacts found to be less than significant; alternatives; areas of controversy; and lastly a matrix listing the impacts and mitigation. Please refer to the Environmental Impact Report Guidelines for further detailed information.

V. INTRODUCTION

The EIR shall introduce the project with a brief discussion on the intended use and purpose of the EIR. This discussion shall focus on the type of analysis that the EIR is providing and provide an explanation of why it is necessary to implement the project. This section shall describe and/or incorporate by reference any previously certified environmental documents that cover the project site including any EIRs. This section shall briefly describe areas where the project is in compliance or non-compliance with assumptions and mitigation contained in these previously certified documents. Additionally, this section shall provide a brief description of any other local, state and federal agencies that may be involved in the project review and/or any grant approvals.

VI. ENVIRONMENTAL SETTING

The EIR shall describe the precise location of the project site with an emphasis on the physical features of the sites and the surrounding area and present it on a detailed topographic map and a regional map. Provide a local and regional description of the environmental setting of the project, as well as any adjacent land uses, area topography, drainage characteristics, and vegetation. Describe any upcoming changes to the area and any cumulative changes that may relate to the project site. Include the existing and planned land uses in the vicinity, on-and off-site resources, the community plan area land use designation(s), existing zoning, all utility easements and any required maintenance access, and any overlay zones within this section. Include any applicable land use plans/overlay

zones that affect the project site, such as the city of San Diego's Multiple Species Conservation Program (MSCP)/Multi-Habitat Planning Area (MHPA), environmentally sensitive lands such as steep hillsides, wetlands, and the Federal Emergency Management Agency (FEMA) 100 year floodplains and/or floodways that intersect with the project components. Provide a recent aerial photo of the project site and surrounding uses, and clearly identify the project location.

VII. PROJECT DESCRIPTION

The EIR shall include a detailed discussion of the goals and objectives of the project, in terms of public benefit (increase in housing supply, employment centers, etc.). Project objectives will be critical in determining the appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. As stated in CEQA Section 15124(b), "A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and aid the decision makers in adopting findings and/or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project."

This section shall describe all discretionary actions needed to implement the project (e.g. General Plan Amendment, Community Plan Amendment, Planned Development Permit, Tentative Map, etc.) including all permits required from federal, state, and local agencies. If other agencies have responsibility for approvals or project review, describe this involvement. The description of the project shall include all major project features, including density, grading (cut and fill), relocation of existing facilities, land use, retaining walls, landscaping, drainage design, improvement plans, including any off-site improvements, vehicular access points and parking areas associated with the project. The project description shall describe any off-site activities necessary to construct the project. The EIR shall include sufficient graphics and tables to provide a complete description of all major project features. Project phasing also should be described in this section. This discussion shall address the whole of the project.

VIII. HISTORY OF PROJECT CHANGES

This section of the EIR shall outline the history of the project and any physical changes that have been made to the project in response to environmental concerns identified during the review of the project (i.e. in response to NOP or public scoping meetings or during the public review period for the draft EIR).

IX. ENVIRONMENTAL IMPACT ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any significant impacts. The City of San Diego is the Lead Agency for this project, and therefore the EIR must represent the independent analyses of the Lead Agency. Accordingly, all impact analysis must be based on the City's "Significance Determination Thresholds" (January 2011) unless otherwise directed by the City. Below are key environmental issue areas that have

been identified for this project, within which the issue statements must be addressed individually.

Discussion of each issue statement shall include an explanation of the existing project site conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis shall address potential direct, indirect, and cumulative impacts that could be created through implementation of the project and its alternatives. Lastly, the EIR should summarize each required technical study or survey report within each respective issue section, and all requested technical reports must be included as the appendices to the EIR and summarized in the text of the document.

In each environmental issue section, mitigation measures to avoid or substantially lessen impacts must be clearly identified and discussed. The ultimate outcome after mitigation should also be discussed (i.e., significant but mitigated, significant and unmitigated). If other potentially significant issue areas arise during the detailed environmental investigation of the project, consultation with Development Services Department is required to determine if these areas need to be added to the EIR. As supplementary information is required, the EIR may also need to be expanded.

Land Use

- Issue 1: Would the project result in an inconsistency/conflict with the environmental goals, objectives, or guidelines of the General/Community plan in which it is located?**
- Issue 2: Would the project require a deviation or variance, and the deviation or variance would in turn result in a physical impact on the environment?**
- Issue 3: Would the project result in a conflict with the provisions of the MSCP or other adopted environmental plans for the area?**
- Issue 4: Would the project result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP) including aircraft noise levels as defined by the plan?**
- Issue 5: Would the project result in the exposure of people to noise levels which exceed the City's Noise Ordinance or are incompatible with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan?**

The project site is currently designated Commercial Limited (CL) and would require a community plan amendment to re-designate the project site to Employment Center (EC). The site is currently zoned AR-1-1 (agricultural - residential, requires minimum 10-acre lots) and the project would rezone the project site to IP-3-1 (industrial park - allows for research and development, office and residential uses). The project site is located within the Torrey Highlands Subarea Plan. Additionally, the project site is within the Airport Land Use

Compatibility Overlay Zone (Marine Corps Air Station Miramar), Airport Influence Area (Marine Corps Air Station Miramar, Review Area 2), and Affordable Housing Parking Demand (though the latter would not apply to the project). The site is also located with the FAA Part 77 Notification Area due to its location near Marine Corps Air Station Miramar.

The project would require a Community Plan Amendment, Rezone and Site Development Permit. Additionally there will be associated ministerial permits that may include, but are not limited to, grading and building permits.

This project site is located within the City's Multiple Species Conservation Program (MSCP) area and located adjacent to the MHPA; no MHPA lands are located within the site.

The impacts of land use changes must be addressed in the EIR. In addition, the EIR shall evaluate consistencies/inconsistencies (including all deviations, variances, etc.) with local, state, and federal policy documents and regulations (, the City's General Plan (2008), the Community Plans, City's Land Development Code, and Multiple Species Conservation Program). If the projects are found to be inconsistent with any adopted land use plans, the EIR should disclose this information if the inconsistency would result in potentially significant physical impacts.

Additionally, an acoustical technical report shall be prepared for each project that would include an evaluation with regards to adopted Airport Land Use Compatibility Plans (if applicable), the City's Noise Ordinance and with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan.

Transportation/Circulation

- Issue 1: Would the project result in traffic generation in excess of specific community plan allocation?**
- Issue 2: Would the project result in an increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?**
- Issue 3: Would the project result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?**
- Issue 4: Would the project result in a substantial impact upon existing or planned transportation systems?**
- Issue 5: Would the project result in a substantial alteration to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?**

Issue 6: Would the project result in an increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?

Issue 7: Would the project result in a conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?

The project is estimated to generate approximately 5,486 ADT with 713 AM peak hour trips and 768 PM peak hour trips. Therefore, a transportation impact study is required. This EIR section shall summarize the findings of the report. Specifically, this section shall describe any required modifications and/or improvements to the existing circulation system, including City streets, intersections, freeways, and interchanges required as a result of the project. Provide an analysis of any potential impacts of the construction of the required traffic improvements. Discuss any potential traffic impacts on the community, as well as adjacent communities (if applicable). Address cumulative traffic impacts, including any future development and/or re-development in the community. Note the assumption of traffic conditions at build-out. Describe the adequacy of parking and the pedestrian access and connectivity of the project, both internally and externally. Describe how any proposed pedestrian and bicycle access would connect with off-site circulation elements. Address emergency access, if modifications to the existing street system are proposed.

Air Quality

Issue 1: Would the project conflict with or obstruct implementation of the applicable air quality plan?

Issue 2: Would the project result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?

Issue 3: Would the project expose sensitive receptors to substantial pollutant concentrations?

Issue 4: Would the project create objectionable odors affecting a substantial number of people?

Issue 5: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including release emissions which exceed quantitative thresholds for ozone precursors)?

An air quality study shall be prepared to discuss the projects impact on the ability of the San Diego Air Basin to meet regional air quality strategies. The EIR section and technical report shall discuss both the potential stationary and non-stationary (i.e., vehicular) air emission sources associated with construction and operation of each of the proposed project. The

section and technical report shall include estimates of total-generated air pollutant emissions, a discussion of potential dust generation during construction, evaluation of the potential for carbon monoxide hot spots (if significant impacts at nearby intersections are identified in the traffic report), and any proposed emissions reduction design features or dust suppression measures that would avoid or lessen emissions or dust-related impacts to sensitive receptors within the area. The air quality studies shall take into consideration the potential for criteria pollutant emissions generated from the project, as well as toxic air contaminants.

Biology

Issue 1: Would the project result in impacts to a sensitive habitat or sensitive natural community as identified in local, regional, state or federal plans, policies, or regulations?

Issue 2: Would the project result in an impact on City, State, or Federally regulated wetlands through direct removal, filling, hydrological interruption or other means?

Issue 3: Would implementation of the project result in a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

Issue 4: Would the project result in interference with the movement of any native resident or migratory wildlife through linkages or wildlife corridors?

Issue 5: Would the project conflict with provisions of adopted local habitat conservation plans or policies protecting biological resources?

Issue 6: Would the project introduce land uses within or adjacent to the MHPA that would result in adverse edge effects?

Issue 7: Would the project introduce invasive species into natural open space areas?

A series of diverse habitats and sensitive species could potentially be directly or indirectly affected by the project and to the extent feasible, should be fully discussed in this section of the EIR. A biological resources constraints analysis, based on existing inventory of biological resources should be prepared to address existing conditions, potential constraints, and opportunities related to biological resources within the project study area. The analysis should also include a site reconnaissance to accurately represent the existing conditions discussion of the EIR. The analysis must identify any rare and sensitive species, MSCP covered and narrow endemic flora and fauna, which are known to be, or to have a potential to exist, in the project area as well as an inventory of sensitive habitat types and wetlands.

The impacts to identifiable wetland habitat should be addressed within this section of the EIR. Wetland habitat types should be shown graphically and include recommendations to

sustain their functionality. If impacts to any wetlands or wetlands buffers are identified, a discussion of the feasibility or infeasibility of avoiding such impacts should be included.

Indirect effects to the City's MHPA may occur with the project. Both the biological constraints analysis and the Biological Resources section of the EIR should disclose potential indirect effects that may occur from implementation of the project.

Energy

Issue 1: Would construction and operation of the project result in the use of excessive amounts or electrical power?

Issue 2: Would the project result in the use of excessive amounts of fuel or other forms of energy (including natural gas, oil, etc.)?

Appendix F of the State CEQA Guidelines requires that potentially significant energy implications of a project shall be considered in an EIR to the extent relevant and applicable to the project. Particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy should be included in this section. The EIR shall address the estimated energy use for the project and assess whether the project would generate a demand for energy (electricity and/or natural gas) that would exceed the planned capacity of the energy suppliers. A description of any energy and/or water saving project features would also be included in this section (with cross-references to the GHG emissions discussion, as appropriate). This section shall describe any proposed measures included as part of the project that would conserve energy and reduce energy consumption, and shall address all applicable issues described within Appendix F of the CEQA Guidelines.

Geologic Conditions

Issue 1: Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Issue 2: Would the project result in a substantial increase in wind or water erosion of soils, either on or off the site?

Issue 3: Would the project expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

A geotechnical study shall be prepared for the proposed project. The results of the geotechnical study will be summarized in the EIR. The technical report and EIR should discuss the potential for either short- or long-term erosion impacts to soils on-site. Geological constraints on the project site, including groundshaking, ground failure, landslides, erosion, ground water, and geologic instability should be addressed, as well as seismicity and seismic hazards created by faults present in the project vicinity.

Greenhouse Gas Emissions

Issue 1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Issue 2: Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

A quantitative analysis addressing greenhouse gas (GHG) emissions from the project shall be provided in a GHG emissions analysis and summarized in the EIR. The analysis should include, but not be limited to, the primary sources of GHG emissions associated with the project: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation and water usage. The City of San Diego has not adopted a formal Threshold of Significance for CEQA for GHG emissions. Therefore, in accordance with amendments to the state CEQA Guidelines regarding analysis of greenhouse gas emissions, the City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim guideline to determine whether a GHG analysis would be required. The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. Therefore, the proposed project will be analyzed to determine whether it exceeds the 900 metric ton screening threshold. If so, a GHG analysis technical report for the project shall be prepared and will be included as an appendix to the EIR. The EIR shall summarize the results of the report, including identification of the net GHG emissions identified.

Historical Resources

Issue 1: Would the project result in the alteration or destruction of a prehistoric or historic archaeological site, or any adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?

Issue 2: Would the project result in any impact to existing religious or sacred uses or result in the disturbance of any human remains within the potential impact area?

The project site is located within a high sensitivity area on the City of San Diego's Historical Resources Sensitivity Maps, and development is proposed on previously undeveloped parcels. A cultural resources report should be prepared for the proposed project to determine the presence and/or absence of any archaeological resources within the project's footprint. The analysis should include a records search of local databases and site reconnaissance as necessary to accurately represent the existing conditions discussion of the EIR. A report shall be prepared in accordance with the City of San Diego's Land Development Code Historical Resources Guidelines (amended April 30, 2001) and discussed in the EIR. Based on background research and review of archaeological site records, the EIR should identify areas of high, moderate or low sensitivity and determine significance of

present resources, when applicable. The analysis shall identify mitigation measures and/or include recommendations for avoidance of potential impacts to archaeological resources. This section must also include a discussion of potential impacts to Native American cultural resources and include an ethnographic discussion of the San Diego tribal community relative to the project study area.

Health and Safety

Issue 1: Would the project expose people or property to health hazards, including fire?

Issue 2: Would the project create future risk of an explosion or the release of hazardous substance (including, but not limited to gas, oil, pesticides, chemicals, or radiation)? Would the proposed Program expose people or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials?

Issue 3: Would any component of the project interface or intersect with a site that is included on a hazardous material sites list compiled pursuant to Government Code Section 6596.25 and, as a result, pose a potential hazard to the public or environment?

Issue 4: Would the project result in a safety hazard for people working in a designated airport influence area?

This section of the EIR shall provide an analysis of the hazardous materials to be stored, used and transported for the project, if any. Assess the potential for significant human health and safety impacts. The EIR shall include a site assessment to determine whether the project site is included on a list maintained by the State, which has been compiled in accordance with Government Code Section 6596.25.

This section shall discuss the potential wildfire risk for the project site and demonstrate the project's compliance with the City's Brush Management Regulations.

The project site is located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar) and the Airport Influence Area (Review Area 2 – MCAS Miramar). The project shall address consistency with the requirements of these zones.

Hydrology

Issue 1: Would the proposal result in an increase in impervious surfaces and associated increased runoff?

Issue 2: Would the proposal result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

Issue 3: Would the proposal develop wholly or partially within the 100-year floodplain identified in the FEMA maps or impose flood hazards on other properties.

Hydrology deals with the properties, distribution, and circulation of surface water, groundwater and atmospheric water. The quantity of water which flows in a creek or river is calculated based on historic climatic conditions combined with the watershed characteristics. The slope and shape of the watershed, soil properties, recharge area, and relief features are all watershed characteristics, which influence the quantity of surface flows. Therefore, as land is developed, impervious area is increased, thereby increasing runoff.

The EIR shall evaluate if the proposed project would have a potential for increasing runoff rates and volumes within the proposed project area. Anticipated changes to existing drainage patterns, runoff rates and volumes, and groundwater recharge rates in the proposed project area shall be addressed in the EIR. A preliminary hydrology and hydraulics study shall be provided and measures to protect on-site and downstream properties from increased runoff, erosion, or siltation must be identified; this study shall be included in the appendices of the EIR. The EIR should address the potential for project implementation to impact the hydrologic conditions within and downstream of the project area.

Noise

Issue 1: Would the project result in or create a significant increase in the existing ambient noise levels?

Issue 2: Would the project result in exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?

An acoustical analysis, prepared in accordance with the City's "Acoustical Report Guidelines," is required to determine what, if any, impacts would occur due to project implementation. The report must determine if the project has the potential to create significant noise impacts. Additionally, the noise report shall evaluate the project's consistency with the General Plan Noise Element. If there is a potential for proposed uses to be incompatible with exterior noise levels at outdoor amenities or interior areas, measures must be included as project design features in order to ensure consistency with the General Plan Noise Element (i.e., setbacks, use of double-paned glass, noise walls/berms and other noise attenuation techniques). The analysis shall consist of a comparison of the change in noise levels projected along affected roadways (as identified in the traffic study) resulting from project implementation. Include tables within the noise study, which show the existing, and future noise levels of dB(A) and any increased noise levels over dB(A) in 3 dB(A) increments along affected roads.

The analysis should discuss how the project would conform to the City of San Diego Municipal Code Noise and Abatement Control Ordinance §59.5.01 and the General Plan.

Additionally, construction noise may impact surrounding uses and the EIR should include a discussion regarding this potential impact.

The EIR shall discuss whether the project is located in an area affected by aircraft noise and, if so, would land uses proposed by the project be compatible with an adopted Airport Land Use Compatibility Plan. Lastly, the report should focus on the potential impacts to adjacent sensitive wildlife area in relationship to the green space/park being proposed. The analysis must include both construction and operational phases of the project and make recommendations on mitigation measures and/or use limitations to be implemented in relation to the park use.

Paleontological Resources

Issue 1: Would the project require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit, or over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit?

The EIR should include a paleontological resources discussion that identifies the underlying formation(s) and the likelihood of uncovering paleontological resources during grading activities. The EIR should identify the depth of cut (in feet) and amount of grading (in cubic yards) that would result from any grading activities. As stated above, the City's thresholds for monitoring include grading depths of 10 feet or more and excavation of 1,000 or 2,000 cubic yards depending on the respective moderate or high sensitivity of the formational soils on-site. The Stadium Conglomerate Formation and Mission Valley Formation, both of which are categorized as having a high sensitivity for paleontological resources, underlie the project site.

If the proposed development would impact fossil formations possessing moderate to high potential for significant resources, specific conditions (monitoring and curation) would be required to mitigate impacts to a level below significance.

Public Services and Facilities

Issue 1: Would the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas: police protection, fire/life safety protection, libraries, parks or other recreational facilities, maintenance of public facilities including roads, and/or schools?

The EIR shall describe the public services currently available to serve the project site, and discuss any intensification of land use and if it would lead to increased demand on existing and planned public services and facilities. The EIR shall include a discussion of potential impacts to public services and facilities resulting from implementation of the project. The EIR shall a summary of applicable regulations, and analyses of potential short-term and long-term impacts of the proposed project. The EIR shall identify any conflicts with existing infrastructure, evaluate any need for upgrading infrastructure, and shall demonstrate that

facilities would have sufficient capacity to serve the needs of the project. This section shall discuss any intensification of land use and land use changes associated with the proposed project to determine if it would increase demand on existing and planned public services and facilities, and identify fire and police facilities in each community. This section will also disclose the Fire and Police Departments' current response time to the area. Appendix G of the CEQA Guidelines asks whether a project would result in substantial adverse physical impacts from the construction or alteration of facilities needed to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. Thus, the focus of the evaluation of impacts must be on the physical effects of constructing or altering public facilities.

Public Utilities

- Issue 1: Would the project result in a need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts with regard to the following utilities: Natural gas; Water; Sewer; Communication systems; and Solid waste disposal?
- Issue 2: Would the project use of excessive amounts of water?
- Issue 3: Does the project propose landscaping which is predominantly non-drought resistant vegetation?

The proposed project would increase the demand on essential public utilities (electrical, natural gas, solar energy, solid waste generation/disposal, water and sewer) and may require new or expanded infrastructure. This section of the EIR shall analyze the demand and supply relationships of various public utilities and discuss how the project would comply with local, state and federal regulations for each public utility and identify any conflicts with existing and planned infrastructure.

Specifically, the EIR should include a Waste Management Plan that must be approved by the City's Environmental Services Department that would address Solid Waste disposal impacts (construction and operational). The EIR shall discuss how this project would contribute cumulatively to the region's solid waste facility capacity and summarize the findings of the Waste Management Plan.

Sewer and/or water pipeline studies shall be performed to determine if appropriate sewer/water facilities are available to serve the development. The analysis and conclusions of the studies shall be included in the EIR.

In regards to water usage, the project would not require a Water Supply Assessment, as it proposes under 500,000 square feet and does not meet the requirements of SB 610 and SB 221.

Visual Effects and Neighborhood Character

- Issue 1: Would the project result in a substantial change to natural topography or other ground surface relief features through landform alteration?**
- Issue 2: Would implementation of the project result in the blockage of public views from designated open space areas, roads, or to any significant visual landmarks or scenic vistas?**
- Issue 3: Would the project result in substantial alteration to the existing character of the area?**
- Issue 4: Would the project be compatible with surrounding development in terms of bulk; scale, materials, or style?**

To the extent feasible, the EIR should include an evaluation of potential impacts on the natural landforms resulting from implementation of the project. The City's Significance Determination Thresholds include, but are not limited to, the following in determining such impacts: exceed the allowed height or bulk regulations and existing patterns of development in the surrounding area by a significant margin; and/or located in a highly visible area and would strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection. This section of the EIR should include a conceptual description and analysis of the allowed building mass, bulk, height, and architectural style that would result from the project. The EIR shall also analyze the use of materials that could emit or reflect a significant amount of light or glare and any potential effect on light sensitive species or on adjacent aviation uses. Renderings, cross sections and visual simulations of the project should be incorporated into the EIR section when possible.

Water Quality

- Issue 1: Would the proposal result in an increase in pollutant discharge to receiving waters during or following construction? Would the proposal discharge identified pollutants to an already impaired water body?**
- Issue 2: What short-term and long-term effects would the proposal have on local and regional water quality? What types of pre- and post-construction Best Management Practices (BMPs) would be incorporated into the proposal to preclude impacts to local and regional water quality?**

Water Quality is affected by sedimentation caused by erosion, by urban run-off carrying contaminants, and by direct discharge of pollutants (point-source pollution). As land is developed or redeveloped, the impervious surfaces could send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-source pollution) into associated watersheds. Sedimentation can impede stream flow. Degradation of water quality could impact human health as well as wildlife systems. Sedimentation can cause impediments to stream flow. In addition, oxygen availability is

affected by sedimentation, which can significantly influence aquatic and riparian habitats. Compliance with the City's Storm Water Standards is generally considered to preclude water quality impacts. The Storm Water Standards are available online.

Discuss the project's effect on water quality within the project area and downstream. If the project requires treatment control Best Management Practices (BMPs), submit a Water Quality Technical Report (WQTR) consistent with the City's Storm Water Standards. The report must describe how source control and site design have been incorporated into the project, the selection and calculations regarding the numeric sizing treatment standards, BMP maintenance schedules and maintenance costs, and the responsible party for future maintenance and associated costs. The report must also address water quality, by describing the types of pollutants that would be generated during post construction, the pollutants to be captured and treated by the BMPs. The findings in this report must be reflected within this section of the EIR. Based on the analysis and conclusions of the WQTR, the EIR shall disclose how the project would comply with local, state, and federal regulations and standards.

X. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall discuss the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance. Discuss impacts that cannot be reduced to below a level of significance in spite of the applicant's willingness to implement all feasible mitigation measures. Please do not include analysis. State which impacts (if any) cannot be alleviated without imposing an alternative design or location. In such cases, describe why the project has been proposed in spite of the probable significant effects. See Guidelines Section 15126.2(b).

XI. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In accordance with CEQA Section 15126.2(c), the EIR shall include a discussion of any significant irreversible environmental changes which would be caused by the action should it be implemented. This section shall address the use of nonrenewable resources during the construction and life of the project. See CEQA Section 15127 for limitations on the requirements for this discussion.

XII. GROWTH INDUCEMENT

The EIR shall address the potential for growth inducement through implementation of the project. The EIR shall discuss the ways in which the project 1) is directly and indirectly growth inducing (i.e. fostering economic or population growth by land use changes, construction of additional housing, etc.) and 2) if the subsequent consequences (i.e. impacts to existing infrastructure, requirement of new facilities, roadways, etc.) of the growth inducing project would create a significant and/or unavoidable impact, and provide for mitigation or avoidance. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment. This section

need not conclude that growth-inducing impacts if any are significant unless the project would induce substantial growth or concentration of population.

XIII. CUMULATIVE IMPACTS

In accordance with CEQA Section 15130, potential cumulative impacts shall be discussed in a separate section of the EIR. This section shall include all existing and pending development proposals, including those undergoing review with the Development Services Department. The discussion shall address the potential cumulative effects related to each environmental resources area that should be discussed in the EIR as outlined above.

The EIR shall summarize the overall short-term and long-term impacts this project could have in relation to other planned and proposed projects. When this project is considered with other past, present and reasonably foreseeable probable future projects within close proximity, would the project result in significant environmental changes that are individually limited but cumulatively considerable? If incremental impacts do not rise to the level of cumulatively significant the Draft EIR shall make a statement to that extent.

XIV. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the EIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the EIR. For the Preserve at Torrey Highlands project, these include agricultural resources, mineral resources, recreation, and population and housing. If issues related to these areas or other potentially significant issues areas arise during the detailed environmental investigation of the project, consultation with EAS is recommended to determine if subsequent issue area discussions need to be added to the EIR. Additionally, as supplementary information is submitted (such as with the technical reports), the EIR may need to be expanded to include these or other additional areas.

XV. ALTERNATIVES

The EIR shall place major attention on reasonable alternatives that avoid or reduce the project's significant environmental impacts while still achieving the stated project objectives. Therefore, a discussion of the project's objectives should be included in this section. The alternatives should be identified and discussed in detail and should address all significant impacts. Refer to Section 15364 of the CEQA Guidelines for the CEQA definition of "feasible."

This section should provide a meaningful evaluation, analysis, and comparison of alternatives' impacts to those of the project (matrix format recommended). These alternatives should be identified and discussed in detail and shall address all significant impacts. The alternatives analysis should be conducted with sufficient graphics, narrative and detail to clearly assess the relative level of impacts and feasibility. Issues to consider when assessing "feasibility" are site suitability, economic viability, availability of infrastructure, general plan consistency, other regulatory limitations, jurisdictional boundaries and the applicant's control over alternative sites (own, ability to purchase, etc.).

The advantages and disadvantages of each alternative will be compared to the proposed project and reasons for rejecting or recommending the alternative will be discussed in the EIR.

Preceding the detailed alternatives analysis, provide a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reasons for rejection must be explained in detail and demonstrated to the public the analytical route followed in rejecting certain alternatives.

No Project Alternative

The No Project Alternative discussion shall compare the environmental effects of approving the project with impacts of not approving the project. In accordance with CEQA Guidelines Section 15126.6(e)(3)(B), the No Project Alternative shall discuss the existing conditions at the time of the NOP, as well as what would be reasonably expected to occur in the foreseeable future if the proposed project is not approved, based on current zoning, land use designations, and available infrastructure. The No Project/Development assumes no construction associated with the proposed project, with future development occurring consistent with the existing land use. The intent of this alternative is to satisfy CEQA's requirement to address development of the project in accordance with any approved plans or existing zoning.

Other Project Alternatives

In addition to a No Project Alternative, the EIR shall consider other alternatives that are determined through the environmental review process that would mitigate potentially significant environmental impacts. These alternatives must be discussed and/or defined with EAS staff prior to including them in the EIR.

The Alternatives section of the EIR will be based on a description of "reasonable" project alternatives, which reduce or avoid potentially significant impacts associated with the proposed project. Site-specific alternatives, if needed, will be developed in response to the findings of the environmental analyses and the various technical studies and may include alternative project design to mitigate one or more of the identified significant adverse impacts of the proposed project. This may include a reduction in land use intensity, alternative land use plan(s) or feasible design scenarios. The following alternatives must be considered:

A. Development under Existing Plans

This alternative should describe project that would be developed on the site in accordance with existing zoning and/or existing land use plans. Describe any future development of the site that could occur. Discuss the environmental effects that could increase or decrease as a result of this alternative such as land use, traffic, air quality, GHG, and noise.

B. Reduced Development Alternative

If any of the technical reports prepared for the proposed project show significant impacts as a result of build-out of each of the proposed project, a Reduced Development Alternative that reduces those impacts should be presented within the EIR. The Applicant should work with City staff to determine the development area and intensity that should be considered in this alternative.

If, through the environmental analysis, other alternatives become apparent that would mitigate potential impacts, these should be discussed with EAS staff prior to including them in the Draft EIR. It is important to emphasize that the alternatives section of the EIR should constitute a major part of the report. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternative analysis.

XVI. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation measures should be clearly identified and discussed and their effectiveness assessed in each issue section of the EIR. A Mitigation, Monitoring, and Reporting Program (MMRP) for each issue area with significant impacts is mandatory and projected effectiveness must be assessed (i.e., all or some CEQA impacts would be reduced to below a level of significance, etc.). At a minimum, the MMRP should identify: 1) the department responsible for the monitoring; 2) the monitoring and reporting schedule; and 3) the completion requirements. In addition, mitigation measures and the monitoring and reporting program for each impact should also be contained (verbatim) to be included within the EIR in a separate section and a duplicate separate copy (Word version) must also be provided to EAS.

XVII. REFERENCES

Material must be reasonably accessible. Use the most up-to-date possible and reference source documents

XVIII. INDIVIDUALS AND AGENCIES CONSULTED

List those consulted in preparation of the EIR. Seek out parties who would normally be expected to be a responsible agency or an interest in the project.

XIX. CERTIFICATION PAGE

Include City and Consulting staff members, titles, and affiliations

XX. APPENDICES

Include the EIR Notice of Preparation (NOP), and any comments received regarding the NOP and Scoping Letter. Include all accepted technical studies.

CONCLUSION

If other potentially significant issue areas arise during detailed environmental investigation of the project, consultation with staff from the Environmental Analysis Section of the Land Development Review Division is required to determine if these other areas need to be addressed in the EIR. Should the project description be revised, an additional scope of work may be required. Furthermore, as the project design progresses and supplementary information becomes available, the EIR may need to be expanded to include additional issue areas.

It is important to note that timely processing of your project will be contingent in large part on your selection of a well-qualified consultant. Prior to starting work on the EIR, a meeting between the consultant and EAS will be required to discuss and clarify the scope of work. Until the screencheck for the draft EIR is submitted, which addresses all of the above issues, the environmental processing timeline will be held in abeyance. Should you have any questions regarding this letter or the environmental process, please contact the environmental analyst, Elizabeth Shearer-Nguyen at (619) 446-5369; for general questions regarding project processing and/or the project, contact Will Zounes, Project Manager at (619) 687-5942.

Sincerely,



for Kerry M. Santoro
Deputy Director
Development Services Department

KMS/les

cc: Elizabeth Shearer-Nguyen, Land Development Review Division
Environmental Project File
Will Zounes, Project Management Division
Asha Bleier, DUDEK
Jeff Brazel, JVB Real Estate Advisors