



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: December 23, 2013
PUBLIC NOTICE OF PREPARATION OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Internal Number: 21002568

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on December 23, 2013. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at, <http://sandiego.gov/city-clerk/officialdocs/notices/>. The document will be posted under the subheading CEQA Notices and Documents.

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Development Services Department on Thursday, **January 9, 2014, beginning at 6:00 PM and running no later than 8:00 PM at the Santa Fe Room in Balboa Park, 2150 Pan American Road, San Diego, CA 92101. Please note that depending upon the number of attendees; the meeting could end earlier than 8:00 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

SCOPING RESPONSE: Please send in written comments to the following address: **A. McPherson, AICP, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name in the subject line within 30 days of the receipt of this notice/date of the Public Notice above. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

PROJECT NAME: COMMUNITY PLAN UPDATES FOR THE UPTOWN – NORTH PARK – GREATER GOLDEN HILL COMMUNITIES

SCH No.: *Pending*

COMMUNITY PLAN AREAS: Uptown, North Park, Greater Golden Hill

COUNCIL DISTRICT: 3 (Gloria)

SUBJECT:

General Project Description:

- Three comprehensive community plan updates to be consistent with and to incorporate relevant policies from the 2008 City of San Diego General Plan;
- Amendment to the 2008 General Plan to incorporate the updated community plans as components of the Land Use Element;
- Implementation Program to include the application of citywide zoning pursuant to the City of San Diego Land Development Code (LDC) and community-specific tailored zoning similar to the existing adopted Planned District Ordinances (PDOs). It is anticipated that the community-specific tailored zoning will occur through a Community Plan Implementation Overlay Zone (CPIOZ). The Implementation Program may change land uses and development standards within existing zone districts or within specific sites or areas within each community; and
- Comprehensive updates to the three existing Public Facilities Financing Plans (PFFPs)

Detailed Project Components:

- Identification of Village types consistent with General Plan policies regarding village land use and design policies, including: appropriate land use intensity and density, mobility improvements, provision of public space (including zoning incentives or bonuses);
- Conversion of land use categories to those specified in the General Plan;
- Designation of the appropriate residential density and intensity of uses, based upon General Plan guidance and existing opportunities and constraints;
- Development of design guidelines within each urban design element to address: building height (including a reduction in the maximum height permitted in Uptown), commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary;
- Identification of improvements to existing mobility infrastructure to increase bicycle, pedestrian and transit use, including a separate study for a streetcar line in Uptown;
- Preservation of neighborhood character and historic resources through the identification of new and expanded historic districts, and the development of design guidelines for single-family and hillside neighborhoods.
- Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan.
- Revisions to the open space boundary in each planning area based upon updated open space mapping to exclude developed areas and identify areas for resource conservation (including a MHPA boundary correction).

APPLICANT: City of San Diego Planning, Neighborhoods & Economic Development Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project could potentially result in significant environmental impacts in the following areas: **Land Use, Visual Quality and Neighborhood Character, Transportation/Circulation/Parking, Air Quality, Global Climate Change, Noise, Historical Resources, Biological Resources, Geologic Conditions,**

Paleontological Resources, Hydrology/Water Quality, Public Services and Facilities, Public Utilities, and Health and Safety.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is also available in alternative formats for persons with disabilities. To request this Notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For information on environmental review and/or information regarding this project, contact Anna McPherson at (619) 446-5276. 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 Marlon Pangilinan and/or Bernard Turgeon, Project Managers, at (619) 235-5293 and (619) 533-6575, respectively. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego website <http://sandiego.gov/city-clerk/officialdocs/notices/> and distributed on December 23, 2013.

Cathy Winterrowd, Deputy Director
Planning, Neighborhoods, and Economic
Development Department

DISTRIBUTION: See attached

ATTACHMENTS: Location Map
Scoping Letter

DISTRIBUTION:

Federal Government

U.S. Environmental Protection Agency
U.S. Fish & Wildlife Service
U.S. Army Corps of Engineers

State of California

Department of Transportation, District 11
California Department of Fish & Wildlife
Department of Toxic Substance Control
California Regional Water Quality Control Board: Region 9
State Clearinghouse
Air Resources Board
California Transportation Commission
Office of Planning and Research

County of San Diego

Department of Planning and Land Use/Environmental Planning Section
Department of Environmental Health

City of San Diego

Office of the Mayor
Councilmember Lightner, District 1
Councilmember Falconer, District 2
Councilmember Gloria, District 3
Councilmember Cole, District 4
Councilmember Kersey, District 5
Councilmember Zapf, District 6
Councilmember Sherman, District 7
Councilmember Alvarez, District 8
Councilmember Emerald, District 9

Office of the City Attorney

Development Services Department
Bob Vacchi, Director
Cathy Winterrowd, Interim Deputy Director
Ann Gonsalves, Transportation Review
Don Weston, Engineering Review
James Quinn, Geology Review

Planning, Neighborhood, and Economic Development Department
Bill Fulton, Director
Nancy Bragado, Deputy Director
Samir Hajjiri, Mobility Planning

Marlon Pangilinan, Community Planner
Bernard Turgeon, Community Planner
Jeanne Krosch, MSCP
Howard Greenstein, Park Planning

Public Utilities Department
Water Review
Wastewater Review

Fire and Life Safety Services

Environmental Services Department

Library Department - Government Documents
Central Library
Mission Hills Branch Library
North Park Branch Library

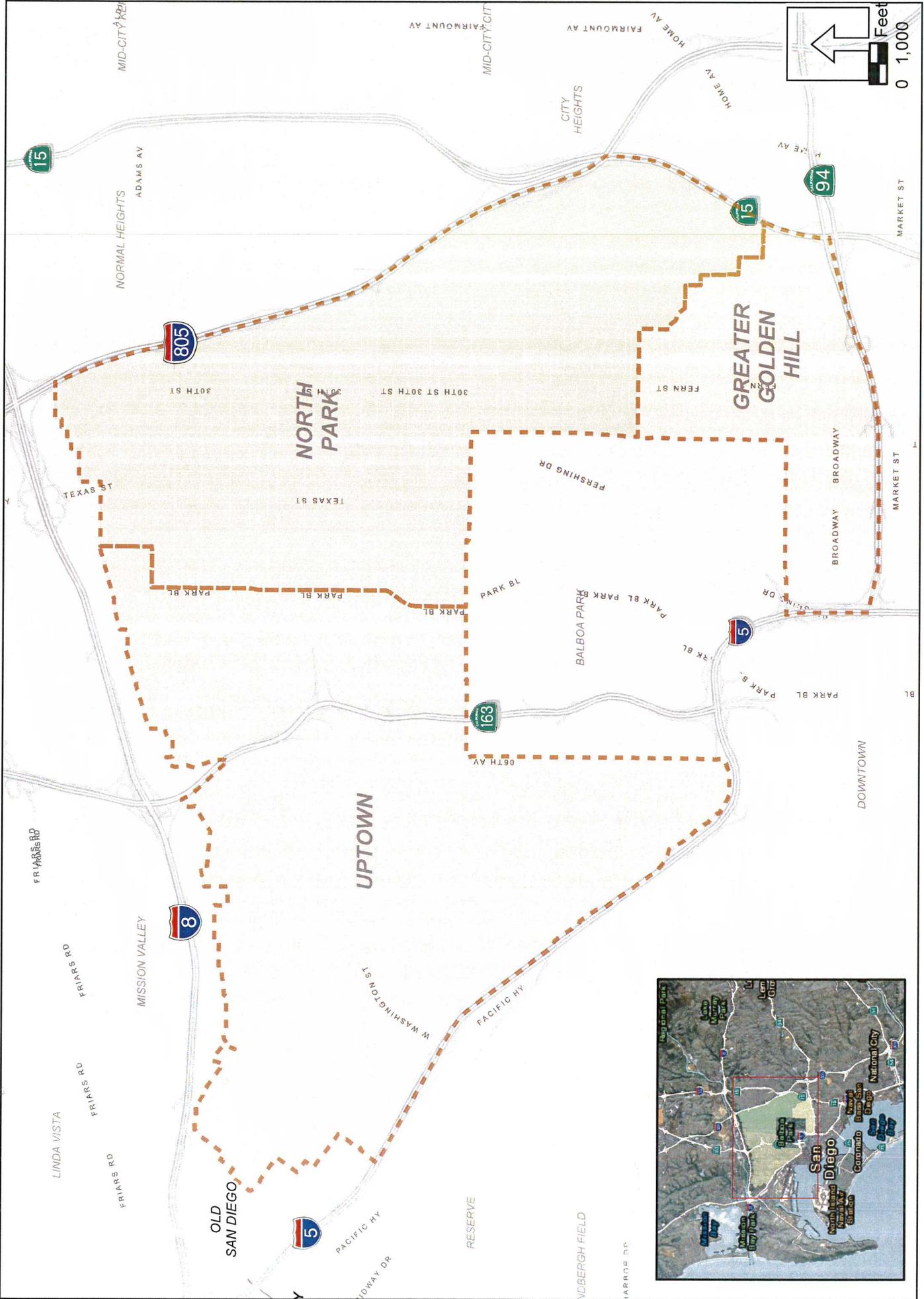
Other Interested Agencies, Organizations, and Individuals

San Diego Unified School District
SANDAG
Metro Transit System
San Diego Gas and Electric
Kim Adler
Gary Boner
Ernestine Bonn
Eric Bowlby, San Diego Canyonlands
Rhett Butler
Bruce Coons, SOHO
Roy Dahl
Anu Delouri, UCSD Resource Management and Planning
Ian Epley
Neil Ferrier
Tom Fox
Jim Frost
Ann Garwood
Dave Gatzke
Sharon Gehl
Younger Glenn
Rich Gorin
Robert Grinchuk
Barry Hager, Mission Hills Heritage
Jonathon Hale, Hillcrest Business Association
Elizabeth Hannon
Beth Jaworski
John Lamb

Richard Ledford
Deidre Lee
Bruce Leidenberger
Don Liddell
James Mellos III
Tom Mulaney
Joe Naskar
Janet O'Dea
Jennifer Pesqueira
Jeanne Rawlings
Scott Sandel
Michael Seidel
Jake Sutton
Ken Tablang
Andrew Towne
Gerrie Trussell, Mission Hills BID
Chris Ward
Stuart White, Mission Hills BID
Leo Wilson, Uptown Planners
Ann Wilson, Community Housing Works
Leo Wilson, Metro San Diego CDC
Tony Winney
Middletown Property Owners Association
Hillside Protection Association
Banker's Hill Canyon Association
Allen Canyon Committee
Vicki Granowitz, North Park Planning Committee
Robert Barry
Howard Blackson
Kitty Calen
Dionne Carlson
Cheryl Dye
George Franck
Daniel Gebreselassie
Kristin Harms, University Heights Historical Society
Peter Hill
Brandon Hilpert
Katherine Hon
Scott Kessler, Adams Business Association
Angela Landsberg, North Park Main Street
Richard Lewis
Sarah Mclear
Carl Moczydlowsky
Lucky Morrison
Dang Nguyen
Omar Passons

Rick Pyles
Susan Riggs-Tinsky, San Diego Housing Federation
Rob Steppke
Lynn Susholtz
Rene Vidales
Gary Weber, The Boulevard BIA
Burlingame Homeowners Association
Friends of Switzer Canyon
North Park Community Association
Ruchell Alvarez, Greater Golden Hill Planning Committee
Richard Baldwin
Cheryl Brierton
Susan Bugbee
Michael Burkart
Ashley Christensen
Janice Davis
John Kroll
Richard Santini
Pat Shields
David Strickland
David Swarens
Matt Thomas
Angela Vasconcellos
Kathryn Willits
Mark Kratzchar
Connie McDonough
Rick Accurson
Beri Varol
Barbara Houlton
Skillman
Kathy Vandenheuvel
David Caldwell
Susanna Starcevic
Tershia D'Elgin
Carole Caffey
Laurie Burgett
Alex hempton
Jon Stamatopoulos
Greater Golden Hill Community Development
Sierra Club San Diego Chapter
Wetland Advisory Board
San Diego Audubon Society
Mr. Jim Peugh
California Native Plant Society
Endangered Habitats League
Historical Resources Board

Carmen Lucas
South Coastal Information Center
San Diego Archaeological Center
Ron Christman
Clint Linton
Frank Brown – Intertribal Cultural Resources Council
Campo Band of Mission Indians
San Diego County Archeological Society, Inc.
Kumeyaay Cultural Heritage Preservation
Kumeyaay Cultural Repatriation Committee
Native American Distribution
Native American Heritage Distribution



Location Map Uptown • North Park • Greater Golden Hill
 PLANNING, NEIGHBORHOODS & ECONOMIC DEVELOPMENT DEPARTMENT

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional GIS Database. The product may contain information reproduced with permission granted by SANDAG. This map is copyrighted by RAND McNALLY & COMPANY, INC. All rights reserved. Full text of this legal notice can be found at: <http://www.sandag.org/gis/Notice.htm>





THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 20, 2013

TO: Marlon Pangilinan and Bernard Turgeon, AICP, Senior Planners, Planning, Neighborhoods, and Economic Development Department

FROM: Cathy Winterrowd, Deputy Director, Planning, Neighborhoods, and Economic Development Department

SUBJECT: Scope of Work for a Program Environmental Impact Report for the Uptown – North Park – Greater Golden Hill Community Plan Updates Project

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental Analysis Section (EAS) of the City of San Diego Development Services Department has determined that the proposed project may have significant effects on the environment, and the preparation of a Program Environmental Impact Report (PEIR) is required for the Uptown – North Park – Greater Golden Hill Community Plan Updates Project.

The purpose of this letter is to identify the specific issues to be addressed in the PEIR. The PEIR shall be prepared in accordance with the "City of San Diego Technical Report and Environmental Impact Guidelines" (Updated December 2005). The project issues to be discussed in the PEIR are outlined below. A Notice of Preparation (NOP) will be distributed to Responsible Agencies and others who may have an interest in the project as required by CEQA Section 21083.9(a) (2).

Scoping meetings are required by CEQA Section 21083.9 (a) (2) for projects that may have statewide, regional or area-wide environmental impacts. The City's environmental review staff has determined that this project meets the threshold. A scoping meeting has been scheduled for Thursday, January 9, 2014 from 6:00 to 8:00 PM at the Santa Fe Room in Balboa Park at 2150 Pan American Road, San Diego, CA 92101.

Please note, changes or additions to the scope of work may be required as a result of public input received in response to the Notice of Preparation and Scoping Meeting. In addition, the applicant may adjust the project over time, and any such changes would be disclosed in the PEIR.

Each section and issue area of the Program EIR should provide a descriptive analysis of the project followed by a comprehensive evaluation. The Draft Program EIR should also include sufficient graphics and tables to provide a complete description of all major project features.

Project Description

The proposed project involves comprehensive updates to the Uptown, North Park, and Greater Golden Hill Community Plans.

General Project Description:

- Three comprehensive community plan updates to be consistent with and to incorporate relevant policies from the 2008 City of San Diego General Plan;
- Amendment to the 2008 General Plan to incorporate the updated community plans as components of the Land Use Element;
- Implementation Program to include the application of citywide zoning pursuant to the City of San Diego Land Development Code (LDC) and community-specific tailored zoning similar to the existing adopted Planned District Ordinances (PDOs). It is anticipated that the community-specific tailored zoning will occur through a Community Plan Implementation Overlay Zone (CPIOZ). The Implementation Program may change land uses and development standards within existing zone districts or within specific sites or areas within each community; and
- Comprehensive updates to the three existing Public Facilities Financing Plans (PFFPs)

Detailed Project Components:

- Identification of Village types consistent with General Plan policies regarding village land use and design policies, including: appropriate land use intensity and density, mobility improvements, provision of public space (including zoning incentives or bonuses);
- Conversion of land use categories to those specified in the General Plan;
- Designation of the appropriate residential density and intensity of uses, based upon General Plan guidance and existing opportunities and constraints;
- Development of design guidelines within each urban design element to address: building height (including a reduction in the maximum height permitted in Uptown), commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary;
- Identification of improvements to existing mobility infrastructure to increase bicycle, pedestrian and transit use, including a separate study for a streetcar line in Uptown;
- Preservation of neighborhood character and historic resources through the identification of new and expanded historic districts, and the development of design guidelines for single-family and hillside neighborhoods.
- Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan.
- Revisions to the open space boundary in each planning area based upon updated open space mapping to exclude developed areas and identify areas for resource conservation (including a MHPA boundary correction).

EIR Requirements

A. INTRODUCTION

The introductory chapter of the PEIR shall introduce the proposed Community Plan Updates, with a brief discussion on the intended use and purpose of the PEIR. Identify all discretionary actions/permits associated with the Community Plan Updates. The involvement of other local, state, or federal agencies that have responsibility for approvals or project review shall also be described.

B. ENVIRONMENTAL SETTING

The PEIR shall describe the precise location of each community and present it on a detailed topographic map and regional map. The PEIR shall provide a local and regional description of the environmental setting for each community, as well as the zoning and land use designations of each community, area topography, drainage characteristics, and vegetation. Identify overlay zones and other planning documents that affect each of the communities, such as Airport Approach, Airport Influence Area, FAA Part 77, Residential Tandem Parking overlay zones, and the City of San Diego Multiple Species Conservation Program (MSCP). If a potential cumulative effect for an impact category is to be discussed in the PEIR, this section shall establish a setting for the discussion by describing the background or general progression of the cumulative pattern as it relates to each of the Community Plan areas, as well as the Community Plan areas considered as a whole. The environmental setting shall include a brief description of police and fire facilities and the emergency response times for each community and the three Community Plan areas when considered as a whole.

C. PROJECT DESCRIPTION

The PEIR shall identify the project objectives and include a detailed and separate project description for each of the Community Plan Updates. Project objectives will be critical in determining appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. A description of each Community Plan Update shall be presented in this section. The project description shall provide a discussion of all discretionary actions required for consideration of the Community Plan Updates by City Council, as well as a discussion of all permits and approvals required by federal, state, and other regulatory agencies.

D. HISTORY OF PROJECT CHANGES

This section of the PEIR shall outline the changes that have been made to each of the Community Plan Updates in response to environmental concerns raised during City review.

E. ENVIRONMENTAL ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. The PEIR must represent the independent analysis of the City of San Diego as Lead Agency; therefore,

all impact analysis must be based on the City's current "Guidelines for the Determination of Significance". Below are key environmental issue areas that have been identified for discussion in the PEIR, 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 and indirect impacts that could be created through implementation of the proposed project and its alternatives.

Environmental Issue Areas to be Discussed

LAND USE

- Issue 1: Would the proposed project conflict with the environmental goals, objectives, or guidelines of a General Plan or Community Plan or other applicable land use plans?*
- Issue 2: Would the project conflict with the provision of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional, or state habitat conservation plan?*
- Issue 3: Would the proposal 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?*
- Issue 4: Would the proposed project physically divide an established community?*
- Issue 5: Would the project result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP)?*

The project proposes the update to three community plans located in the central area of the City: Uptown, North Park, and Greater Golden Hill. The Land Use section shall describe land use patterns, the extent of urban development, density and intensity of existing development, and future land use projections based upon the updated Uptown, North Park, and Greater Golden Hill Community Plans. The relationship of the community plans to the General Plan, and other existing and proposed tools for implementing the General Plan policies shall also be addressed. If there are potential inconsistencies of the project with adopted plans, and those inconsistencies would create environmental impacts, this section shall describe whether or not these potential impacts would lead to physical significant effects.

The PEIR shall analyze each of the proposed Community Plan Updates for consistency with all applicable land use and regulatory plans, including, but not limited to the City of San Diego General Plan (2008) and the MSCP Subarea Plan and the SANDAG Sustainable Community Strategy (SCS). The relationship of each Community Plan Update with the City's Multiple Species Conservation Program (MSCP) Subarea Plan shall be discussed, and a determination made relative to the potential that the project could conflict with the MSCP. Each Community Plan Update shall also be evaluated with regards to applicable Airport Influence Area(s) and

associated Airport Land Use Compatibility Plan(s) (ALUCP). The noise environment shall be considered in each community and a determination made relative to whether implementation of the proposed update would result in exposure of people to noise levels that exceed the City's noise standards and noise compatibility guidelines.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

- Issue 1: Would the project result in a substantial obstruction of any vista or scenic view from a public viewing area as identified in the community plan?*
- Issue 2: Would the project result in the creation of a negative aesthetic site or project?*
- Issue 3: Would the project result in substantial alteration to the existing or planned character of the area*
- Issue 5: Would the project result in the loss of any distinctive or landmark tree(s), or stand of mature trees as identified in the community plan? (Normally, the removal of non-native trees within a wetland as part of a restoration project would not be considered significant).*
- Issue 6: Would the project result in a substantial change in the existing landform?*
- Issue 7: Would the project create substantial light or glare which would adversely affect daytime or nighttime view in the area?*

This section of the PEIR shall address visual quality and aesthetics of the project, as well as potential for impacts on neighborhood character, and include a general description of the built and natural visual resources within the Uptown, North Park, and Greater Golden Hill communities. It shall include a discussion of the potential impact of implementation of the Community Plan Updates to any vistas, scenic resources, or community identification symbols or landmarks from any public viewing areas within each community. This section shall also address the protection of public views, scenic vistas, and landmarks, and neighborhood character, and how each community plan, through the preparation of neighborhood specific design standards and guidelines, addresses these issues.

TRANSPORTATION/CIRCULATION/PARKING

- 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 an increased demand for off-site parking?*
- Issue 5: Would the project affect existing parking?*
- Issue 6: Would the project have a substantial impact upon existing or planned transportation systems?*
- Issue 7: Would the project result in substantial alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?*
- Issue 8: Would the project conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?*

The analysis in this section of the PEIR shall identify potential impacts to the traffic and circulation system. A traffic technical study shall be prepared in accordance with City's Traffic Impact Study and approved by City staff, and included as an appendix to the PEIR.

The traffic study and PEIR shall evaluate the traffic volumes and level of service (LOS) on intersections, roadways, and freeway ramps; include descriptions and applicable graphics of the existing transportation conditions within the project area, and provide a comparative analysis of projected conditions during the horizon year. The conclusions of the traffic study shall be incorporated into this section of the PEIR. Specifically address any proposed alterations to the present circulation element and effects on circulation movements within and between each community. The traffic study and PEIR shall also address consistency with planned alternative transportation systems and related policies, as well as potential hazards to motor vehicles, pedestrians and bicycles, due to the proposed project. Also, address if any proposed land use changes to each Community Plan would result in parking congestion in the community.

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 exposing sensitive receptors to substantial pollutant concentrations?*
- Issue 4: Would the project exceed 100 pounds per day of Particulate Matter (PM)(dust)?*

Issue 5: Would the project result in substantial alteration of air movement in the area of the project?

The PEIR shall describe the region's climate and the San Diego Air Basin's current attainment levels for state and federal ambient air quality standards. An Air Quality Analysis shall be prepared for the project. The results of the Air Quality Analysis shall be presented in this section of the PEIR, and included as an appendix to the PEIR. The air quality study will identify potential stationary sources of air emissions within each of the planning area and shall discuss if implementation of the proposed Community Plan Updates would impact the ability of the San Diego Air Basin to meet regional air quality strategies and the consistency of the project with the California Air Resources Board Air Quality and Land Use Handbook. The significance of potential air quality impacts shall be assessed and control strategies identified. The PEIR shall analyze the Community Plan Updates' compliance with the State Implementation Plan (SIP), the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Plan (RTIP).

The PEIR shall also assess the potential health risks associated with diesel particulate emissions from vehicular traffic on the area freeways, including Interstates 5, 8, 15, and 805, as well as State Routes 94 and 163 adjacent to the planning areas, and shall assess whether the proposed land use plans and policies in the Community Plan Updates would allow for future development which would create a significant adverse effect on air quality that could affect public health. The PEIR shall assess whether project implementation would result in a significant increase in auto and truck emissions due to an overall increase in vehicular trips within each of the communities and the three community plan areas as a whole.

GLOBAL CLIMATE CHANGE

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 an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?

The EIR shall provide a description of the existing global context in which climate change impacts are occurring and are expected to occur in the future; a summarization of the relevant state laws that address climate change; a description of relevant statewide and/or regional GHG inventories to which the project would contribute; a quantification of the project's direct and indirect GHG emissions and compare them to baseline conditions; a conversion of the GHG into CO₂ equivalents using an established "carbon calculator"; a discussion of whether the project would enhance or impede the attainment of state GHG reduction targets and its relationship to local plans and policies; a description of the cumulative, global climate change impacts to which the project would contribute; and a description of how the impacts of global climate change could impact the project.

Furthermore, an estimate of the project generated greenhouse gas emissions shall be provided in this section. The projected greenhouse gas emissions with and without the Community Plan

Updates shall be compared and incorporated into a qualitative discussion of the significance of the emissions relative to global climate change. A qualitative discussion of potential adverse effects to the project that may occur because of global climate change shall also be included in this section.

The PEIR shall provide details of community specific policies that pertain to sustainable land use and site planning and sustainable design and building features, and any other policies that meet criteria outlined in the Conservation Element of the General Plan.

ENERGY

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

Issue 2: Would the proposal 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 section 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 should also be included in this section. (Cross-reference with GHG Emissions discussion section as appropriate.) Describe any proposed measures included as part of the project or required as mitigation measures directed at conserving energy and reducing energy consumption. Ensure this section addresses all issues described within Appendix F of the CEQA Guidelines.

NOISE

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

Issue 2: Would the proposal cause exposure of people to future transportation noise levels which exceed standards established in the General Plan?

A Noise Technical Report shall be prepared, which 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. The Noise Technical Report shall be included in the appendices to the PEIR. This analysis and the discussion in the PEIR shall focus on areas that would be subject to potentially significant noise impacts as a result of the proposed Community Plan Updates and shall include discussion of potential measures that could be utilized to reduce vehicular noise levels. The Noise Technical report and PEIR shall also assess potential noise impacts related to aircraft over flight operations for each community.

HISTORICAL RESOURCES

- Issue 1: Could implementation of the proposed project result in adverse physical or aesthetic effects to prehistoric, historic, or architecturally significant buildings, structures, objects, or sites?*
- Issue 2: Could implementation of the proposed project result in impacts to existing religious or sacred uses within the City or the disturbance of any human remains, including those interred outside formal cemeteries?*
- Issue 3: Could implementation of the proposed project result in the disturbance of any human remains, including those interred outside of formal cemeteries.*

All three communities have played an important role in the City's history and development, and important historical resources remain today in all three communities. A historical resources evaluation shall be prepared for the project to identify potential impacts to historic resources within each community that could occur as a result of the Community Plan Updates. This section of the PEIR shall describe whether or not the implementation of the Community Plan Updates would negatively affect the preservation of archaeological or historical resources within the respective communities and how the proposed project could affect the goals of the Historic Preservation Element.

BIOLOGICAL RESOURCES

- Issue 1: A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*
- Issue 2: A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?*
- Issue 3: A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?*
- Issue 4: Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*

- Issue 5: A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?*
- Issue 6: Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects?*
- Issue 7: A conflict with any local policies or ordinances protecting biological resources?*
- Issue 8: An introduction of invasive species of plants into a natural open space area?*

A programmatic level general biological analysis (Biological Resources Technical Report) shall be prepared for the project to include an evaluation of biological resources within each community that could be potential affected by the respective Community Plan Updates. The Biological Resources Technical Report shall be included in the appendices to the PEIR. Existing documents and recent aerial imagery shall be reviewed to document biological resources within the three community plan areas. Sensitive biological resources will be plotted on the base map based on literature review and the types of suitable habitat present in the community planning areas.

The PEIR shall evaluate each of the three proposed community plan updates and identify any potential impacts which could occur with respect to sensitive biological resources from its implementation including direct and indirect impacts, and the proposed revisions to the open space boundary in each planning area based upon updated open space mapping.

Potential indirect impacts to biological resources shall be addressed and appropriate mitigation measures shall be included in this section. The analysis shall identify federal, state, and local ordinances and laws which protect sensitive biological resources (e.g., City MSCP, state NCCP, and state and federal endangered species and wetlands laws). The potential for development pursuant to the proposed Community Plan Updates to conflict with the goals and regulations established by these laws and policies shall also be evaluated.

Also, this section shall discuss how any proposed land use changes associated with the Community Plan Updates would impact the City's biological conservation goals either directly or indirectly, and describe how the Conservation Element included within each Community Plan Update would affect those goals.

GEOLOGIC CONDITIONS

- Issue 1: Would the project expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?*
- 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 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?

The analysis in the PEIR shall be based on a review of available reports and maps and preparation of a geologic map that shows potential geologic hazard areas (faults, landslides) and areas where known adverse soil conditions have been found for each community. This section of the PEIR shall include a summary of the geologic hazards and soil conditions for each of the communities.

The PEIR shall discuss the potential for either short- or long-term erosion impacts to soils on-site. Geological constraints on the project site, including ground shaking, ground failure, landslides, erosion, and geologic instability shall be addressed, as well as seismicity and seismic hazards created by faults present in the project site.

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?

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

The PEIR shall include a paleontological resources discussion that identifies the underlying soils and formations within each community and the likelihood of the project to uncover paleontological resources during grading activities. Standard mitigation measures shall be outlined in the PEIR to ensure that, should important resources be uncovered with implementation of future development projects within the communities, appropriate measures would be required to allow for recovery and curation.

HYDROLOGY/WATER QUALITY

Issue 1: Would the project result in a substantial increase in impervious surfaces and associated increased runoff?

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

Issue 3: Would the project result in an increase in pollutant discharge to receiving waters during construction or operation?

Issue 4: Would the project violate any water quality standards or waste discharge requirements?

HYDROLOGY

Hydrology deals with the properties, distribution, and circulation of surface water, ground water, 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 that influence the quantity of surface flows. Therefore, as land is developed, impervious area is increased, thereby increasing runoff.

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

WATER QUALITY

Water quality is affected by sedimentation caused by erosion, by runoff carrying contaminants, and by direct discharge of pollutants (point-source pollution). As land is developed, the impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point source pollution) into adjacent watersheds. 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. Therefore, the PEIR shall discuss how the each Community Plan's update could affect water quality within the project area and downstream.

This section shall also identify pollutants of concern for the watershed(s) in which each community is located. Based upon the federal Clean Water Act (CWA) Section 303(d) impaired water listings, this section shall address potential impacts to the beneficial uses, and address if the project would cause impacts to water quality. Conformance with the National Pollutant Discharge Elimination System (NPDES) requirements shall also be discussed.

PUBLIC SERVICES AND FACILITIES

Issue 1: Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- *Police protection*
- *Parks or other recreational facilities*
- *Fire/Life Safety protection*

- *Libraries*
- *Schools*
- *Maintenance of public facilities, including roads*

The PEIR shall include a discussion of potential impacts to public utilities resulting from implementation of each Community Plan Update. The PEIR 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 each Community Plan Update 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, and discuss if project implementation of the proposed Community Plan Update for each community would alter any existing or planned response times within the project or surrounding service area.

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*
- *Solid waste disposal*
-

Issue 3: Would the project use of excessive amounts of water?

Issue 4: Does the project propose landscaping which is predominantly non-drought resistant vegetation?

The PEIR shall describe measures/policies included within the proposed Community Plan updates that could potentially reduce the use of energy and water. The PEIR will present measures included as part of the policies and/or proposals within each Community Plan Update or proposed as mitigation measures directed at conserving energy and reducing energy consumption consistent. The PEIR shall discuss how the implementation of the Community Plan Updates would affect the City's ability to handle solid waste.

The PEIR shall also provide a discussion of water supply and whether project build-out under each of the proposed Community Plan Updates was considered in the 2005 Urban Water Management Plan; an identification of water usage and customers served in each community, including commercial and residential usage; a determination of the water supply necessary to serve the demand of both short-term and long-term build-out; an identification of reasonably foreseeable short-term and long-term water supply sources, and alternative sources which would include

anticipated dates of previously untapped sources becoming available; an identification of likely yields of future water supply from short-term and long term build-out; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; a comparison demand of project build-out with projected water supply from both short-term and long-term water sources and disclose impacts; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; and a comparison of demand of project build out with projected water supply from both short-term and long-term water sources with disclosure of deficits.

HEALTH AND SAFETY

- Issue 1: Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*
- Issue 2: Would the project result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?*
- Issue 3: Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- Issue 4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?*
- Issue 5: Would the project expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?*
- Issue 6: Would the project result in a safety hazard for people residing or working in a designated airport influence area?*
- Issue 7: Would the project result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan?*

The PEIR shall identify known contamination sites within each of the Community Plan areas and address any potential impacts that identified contamination site could have on land uses of the proposed Community Plan Updates. The PEIR shall also discuss effects on emergency routes and access within each community resulting from the proposed Community Plan Updates. Fire hazards exist where highly flammable vegetation is located in canyon areas located in the community plan update areas. Specialized public safety issues arise in cases where brush

management requirements cannot be met. The PEIR shall discuss the provisions provided in each Community Plan Update in terms of health and safety related to fire hazards in and adjacent to each community. The analysis in this section shall also include a discussion of the City's brush management requirements, as well as any other safety measure(s) proposed as part of the project.

Conduct a research of data bases (such as the State of California Hazardous Waste and Substances Sites List and Environfacts) to determine if hazardous materials, toxic substances, and/or toxic soils are known to occur in the communities. Graphics will be used to identify the location of any potential hazardous materials and sources. Additionally, evaluate potential issues associated with proximity to any areas identified as Prime Industrial Lands in the City's General Plan. If potential impacts are identified, a mitigation strategy shall be proposed.

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

This section shall describe the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance.

G. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In conformance with CEQA Section 15126.2(b) and (c), the PEIR must include a discussion on any significant irreversible environmental changes which could be caused by the project should it be implemented. The PEIR shall address the use of nonrenewable resources during the construction and life of the project.

H. GROWTH INDUCEMENT

Consistent with CEQA Guidelines Section 15126.2, the PEIR shall address the potential for growth inducement resulting from implementation of the proposed project. The PEIR shall discuss the ways in which the proposed project could foster economic or population growth, or construction of additional housing either directly or indirectly. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment.

This section shall address ways in which the proposed Community Plan Updates could foster economic or population growth, or construction of additional housing, either directly or indirectly as a result of implementation of the Community Plan Updates. Additionally, this section shall discuss if the project would result in accelerated growth that may further strain existing community facilities or encourage activities that could significantly affect the environment. The consequences of growth shall be evaluated, as well as the potential for impacts to occur in surrounding areas as a result of project implementation.

I. CUMULATIVE IMPACTS

When the proposed project is considered with other past, present, and reasonably foreseeable projects in the project area, implementation could result in significant environmental changes that are individually limited but *cumulatively considerable*. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts shall be discussed in a separate section of the EIR. The PEIR shall summarize the overall short-term and long-term impacts the proposed project could have in relation to other planned and proposed projects in the project area.

J. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the PEIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the PEIR. For the Uptown, North Park Greater Golden Hill Community Plan Updates Project, these include agricultural and forestry resources and mineral resources. It is possible that other issue areas will be included in this section based upon the results of technical analyses not completed as of the publication of the NOP. Additionally, as supplementary information is submitted, the PEIR may need to be expanded to include additional areas. Consultation with EAS is recommended to determine if subsequent issue area discussions need to be added to the PEIR. The justification for these findings will be summarized in the PEIR.

K. ALTERNATIVES

In accordance with CEQA Guidelines Section 15126.6, the EIR shall focus on reasonable alternatives that avoid or reduce the project's significant environmental impacts. These alternatives shall be identified and discussed in detail, and shall address all significant impacts.

The alternatives analysis shall be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis shall be a section entitled "Alternatives Considered but Rejected." This section shall include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reason for rejection shall be explained.

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 under Existing Community Plans alternative assumes no updates to the existing community plans, with future development occurring consistent with these existing plans. 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 PEIR shall consider other alternatives that are determined through the environmental review process that would mitigate potentially significant environmental impacts. These alternatives must be discussed with EAS staff prior to including them in the PEIR.

The Alternatives section of the PEIR will be based on a description of “reasonable” project alternatives, defined in consultation with City staff consistent with CEQA, 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.

Land use plan(s) and/or concepts that were identified and rejected for detailed evaluation in the PEIR will be presented, with a clear reason as to why those alternatives are not being considered in the PEIR. 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 PEIR.

L. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

For each of the issue areas discussed above, mitigation measures shall be clearly identified, discussed, and their effectiveness assessed in each issue section of the EIR. A Mitigation Monitoring and Reporting Program (MMRP) for each mitigation measure must be included. At a minimum, the program should identify: 1) the city department or other entity responsible for the monitoring; 2) the monitoring and reporting schedule; and 3) the completion requirements. The separate MMRP should also be contained (verbatim) as a separate section, which will be attached to the EIR.

M. OTHER

The EIR shall include the references, individuals and agencies consulted, and certification page.

If you have any questions or need clarification regarding any of the information contained in the scoping letter, please contact Anna McPherson at (619) 466- 446-5276 or e-mail at amcpherson@sandiego.gov.

Sincerely,



Cathy Winterrowd, Deputy Director

Planning, Neighborhoods, and Economic Development Department

