THE CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
Date Of Notice: **December 19, 2001**
NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT

THE CITY OF SAN DIEGO will be the Lead Agency and will prepare a draft Environmental Impact Report (EIR) for the project described below. Written comments on the scope and content of the draft EIR must be received by the Land Development Review Division at the above address no later than 30 days after receipt of this notice. This notice was/will be published in the SAN DIEGO DAILY TRANSCRIPT and distributed on ***December 19, 2001.***

LDR No.: 99-0031 SCH No.: Pending

SUBJECT: Park Boulevard Promenade. COMMUNITY PLAN AMENDMENT/SITE DEVELOPMENT PERMIT (CPA/SDP No. 99-0031), for the creation of a new 5-acre promenade consisting of plazas, seating areas and fountains; construction of a 4-level, below grade parking structure; relocation of Carousel and miniature train depot; relocation of the zoo entrance, and reconfiguration of the existing National Historic Landmark Boundary within the existing Zoological Society of San Diego leasehold. The proposed project requires amendments to the Balboa Park Master Plan and Central Mesa Precise Plan. The project site is located on the North Prado in the Central Mesa Precise Plan Area of Balboa Park (Portions of Pueblo Lots 1130 and 1131, City Engineer's Drawing No. 16850-D). Applicant: Zoological Society of San Diego

COMMUNITY PLAN AREA: Balboa Park COUNCIL DISTRICT: 3

Based on an Initial Study, it appears that the project may result in significant environmental impacts in the following areas: Aesthetic/Neighborhood Character, Historical Resources, Hydrology/Water Quality, Land Use, Paleontological Resources, Recreational Resources, Transportation/Circulation and Utilities.

For more information, or to provide comments on the scope and content of the draft EIR, contact Myra Herrmann at (619) 446-5372.

Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

Attachments: Location/Vicinity Map (Figure 1)
Concept Plan (Figure 2)
Scoping Letter

ATTACHMENT 2

Distribution:

Federal Government
- National Park Service

State of California
- CALTRANS, District 11 (31)
- Parks and Recreation Department (40)
- Office of Historic Preservation (41)
- Resources Agency (43)
- Regional Water Quality Control Board, Region 9 (44)
- State Clearinghouse (46)
- Native American Heritage Commission (51)

County of San Diego
- Air Pollution Control District (65)
- Department of Planning and Land Use (68)
- Hazardous Materials Management Division (75)

City of San Diego
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- Development Services Department
- Fire Department (79)
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- Engineering & Capitol Projects Department -Water & Wastewater Facilities Division (86)
- Historic Resources Board (87)

Others
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- San Diego Gas & Electric (114)
- Metropolitan Transit Development Board (115)
- San Diego Unified School District (125)
- San Diego City Schools (132)
- San Diego Community College District (133)
- Union-Tribune (140)
- Metro News (141)
- San Diego Chamber of Commerce (157)
- San Diego Convention & Visitors Bureau (159)
- Citizens Coordinate for Century III (179)
- Katherine Kharas (187)

Facilities Committee (188)
Dr. Florence Shipek (208)
Dr. Lynne Christenson 208A)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution - **Notice of Preparation only**
- Barona Group of Capitan Grande Band of Mission Indians
- Campo Band of Mission Indians
- Cuyapaipe Band of Mission Indians
- Inaja and Cosmit Band of Mission Indians
- Jamul Indian Village
- La Posta Band of Mission Indians
- Manzanita Band of Mission Indians
- Sycuan Band of Mission Indians
- Viejas Group of Capitan Grande Band of Mission Indians
- Mesa Grande Band of Mission Indians
- San Pasqual Band of Mission Indians
- Santa Ysabel Band of Diegueno Indians
- La Jolla Band of Mission Indians
- Pala Band of Mission Indians
- Pauma Band of Mission Indians
- Pechanga Band of Mission Indians
- Rincon Band of Luiseno Mission Indians
- Los Coyotes Band of Mission Indians

San Diego Natural History Museum (213)
Kim Howlett, Project Design Consultants
Estrada Land Planning
Zoological Society of San Diego (Applicant)
Gail MacLeod (Agent)

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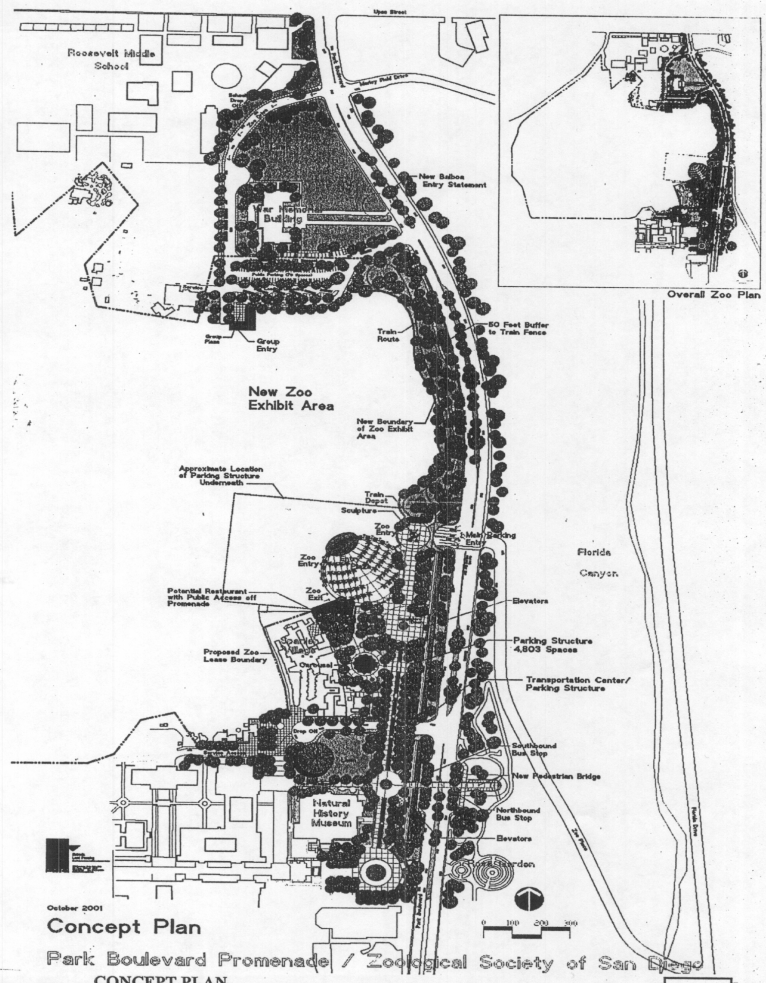
Overall Balboa Park Context

Park Boulevard Promenade / San Diego Zoo

LOCATION/VICINITY MAP
LDR No. 99-0031
CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

FIGURE
1


Upas Street
Roosevelt Middle School
Zoo Place
Zoo Drive
Zoo Place
Zoo Drive
Zoo Place
Zoo Drive

THE CITY OF SAN DIEGO

December 19, 2001

Ms. Gail MacLeod
MacLeod Consulting Servces, LLC
3044 Fir Street
San Diego, CA 92102

Dear Ms. MacLeod:

SUBJECT: SCOPE OF WORK FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR PARK BOULEVARD PROMENADE (LDR NO. 99-0031).

The Environmental Analysis Section (EAS) of the Development Services Department has reviewed the application and initial studies for the above-referenced project. The applicant proposes the creation of a new 5-acre promenade consisting of plazas, seating areas and fountains; construction of a 4-level, below grade parking structure; relocation of the Carousel and miniature train depot; relocation of the zoo entrance, and reconfiguration of the existing National Historic Landmark Boundary within the existing San Diego Zoological Society Leasehold (Zoo). Development of the proposed promenade would encroach upon existing leasehold areas defined by the Zoo's Master Lease with the City and would require the extension of existing leasehold boundaries. To implement these actions, the project proposes to amend the Balboa Park Master Plan and Central Mesa Precise Plan. Additionally, the proposed project would require the approval of a Site Development Permit (SDP).

Based on the results of the Initial Study pursuant to the California Environmental Quality Act of 1970 (CEQA), as amended, it has been determined that the proposed project may have a significant effect on the environment. Therefore, an Environmental Impact Report (EIR) is required for the following issue areas: Aesthetics/Neighborhood Character, Historical Resources, Hydrology/Water Quality, Land Use, Paleontological Resources, Recreational Resources, Transportation/ Circulation and Utilities.

The purpose of this letter is to identify the issues to be specifically addressed in the EIR. The EIR should be prepared in accordance with the City's "Environmental Impact Report Guidelines". The issues to be addressed are discussed below. A Notice Of Preparation (NOP) will be distributed to Responsible Agencies and others who may have an interest in the project. Consequently, changes or additions to this scope of work may be required as a result of input received in response to the Notice of Preparation.

I. INTRODUCTION

Introduce the project with a brief discussion on the intended use and purpose of the EIR. Provide an explanation of why it is necessary to implement the project. Provide projected timelines for the achievement of the project.

II. ENVIRONMENTAL SETTING

Describe the precise location of the project and present it on a detailed topographic map and regional map. Provide a local and regional description of the environmental setting of the project. Describe the existing zoning and land use designations of the project site and

contiguous properties; the site topography; drainage characteristics; and vegetation. Provide a recent aerial photo of the site and surrounding uses, and clearly delineate the project site. In addition, provide in the EIR an accurately scaled version (1"=200') of the aerial photo and topographic map as described above. Note the project's relationship to other parts of Balboa Park, Florida Canyon, the City's Multi-Habitat Planning Area (MHPA), and the surrounding residential communities.

III. PROJECT DESCRIPTION

Discuss the goals, objectives, and major features of the project. Project objectives will be critical in determining the appropriate alternatives for the project which would reduce significant impacts. The EIR must also include a discussion of all discretionary actions required for the project (i.e., Site Development Permit, Community Plan Amendments, Lease Agreements etc.) and a description of all permits and approvals required from federal, state, and other local agencies for which the EIR will be used. Describe all major project features, including grading (cut and fill quantities, depth of cut, etc.), landscaping, drainage design, vehicular access points, installation of infrastructure (i.e., water, sewer, gas and electric lines, etc.) and relocation of existing facilities associated with the project. Although City staff believes that the project would not result in a significant energy (power usage) impact, it is our recommendation that a brief discussion be included within the project description identifying any measures (e.g. project features such as solar panels) to be included which would reduce power use. Describe any off-site activities necessary to implement the proposed project, including roadway modifications and construction staging areas. Describe and delineate existing and proposed leasehold boundaries. Accurately quantify the project's encroachment into open parkland. Development phasing must be identified, if applicable. It is recognized that detailed information about future project components (including exact locations) may not be available at this time. For such components, a generalized discussion of the most likely types of facilities and a "worst-case" identification of impact areas is appropriate.

Provide a Background section with information regarding the Operating Agreement, existing facilities, recent exhibit and park maintenance approvals and the process leading to the proposed memorialization through permit entitlement and lease of Zoo operations in Balboa Park (the City does not require the inclusion of proprietary information in this discussion).

The EIR must include sufficient graphics and tables to provide a complete description of all major project features. Include descriptions of improvements to be made (e.g, details of proposed grading and construction, area of disturbance, grading quantities). Provide descriptions and up-to-date illustrations of all grading, landscaping, improvement, elevations, cross-sections (see Section IV.A. below) and site plans. All plans should comply with the instructions for submittal requirements contained in the Applicant's Guide to Project/Permit Applications.

IV. ENVIRONMENTAL ISSUES

The potential for impacts must be thoroughly analyzed and mitigation measures to avoid or substantially lessen these impacts must be clearly identified and discussed. Address each of the issue statements identified below separately within each general environmental issue. Also, a separate section of the EIR should include a brief discussion as to why certain issues were not considered to be potentially significant. Identify a reasonable range of mitigation measures and/or alternatives, whether proposed or not, for each identified significant impact.

In each issue area, describe the mitigation measures and permit conditions to which the site is currently subject and indicate whether the mitigation measure/condition would remain. If the extent of a potential impact would be limited by existing regulation, describe the regulation. In addition, comments from the project assessment letter, dated December 12, 2001 provided by City staff should be reviewed and may need to be incorporated into the draft EIR discussion. EAS staff will provide assistance on how these issues are to be addressed.

Significance determinations made in the EIR should reflect the fact that CEQA does not permit deferral of the establishment of mitigation measures and that an impact should be considered significant if it cannot be demonstrated with certainty that it is not (i.e., if a significant impact "may" result).

A. Aesthetics/Neighborhood Character

Issue 1: Would the proposal result in the obstruction of any view or scenic view from a public viewing area?

Issue 2: Would the proposal result in the creation of a negative aesthetic site or project?

Issue 3: Would the proposal result in substantial alteration to the existing character of the area?

Issue 4: Would the proposal result in a substantial change to natural topography or ground surface relief features?

Provide an evaluation of the visual/aesthetic impacts due to the proposed project. Include grading quantities (cut and fill) as well as depths of excavations for the parking structure. Analyze the compatibility of the proposal with the existing topography. Specifically, the EIR should analyze the visual impacts on neighboring residential development to the north and views from Park Boulevard. Describe all proposed structures in terms of their building mass, bulk, height, and architecture. Depict the project's visual impact through graphic representations (photographs and/or computer simulations), including a line of sight analysis. If significant impacts to Aesthetics/Neighborhood Character are identified, mitigation measures and/or project alternatives which would reduce significant impacts to below a level of significance should be provided. Address the project's contribution to cumulative impacts.

B. Historical Resources

Issue 1: Would the proposed project result in the alteration or destruction of a prehistoric or historic archaeological site or religious or sacred uses within the site?

Issue 2: Would the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, object or site?

Although Balboa Park is considered a resource-based park in an urban environment within the City of San Diego, several archaeological sites have been recorded within a one mile radius of the project site, including two sites located to the east of Park Boulevard within

Powerhouse Canyon. Because the existing condition of the project site consists of surface parking, landscaped areas and sidewalks, a survey would not be required. However, based on the potential for archaeological resources to exist on the property, monitoring would likely be required during excavation for the parking structure and removal of the existing zoo parking lot, sidewalks, landscaping and infrastructure. The EIR should include a brief description of the project site's historic and prehistoric setting and detail the methodology, results, and conclusions of the background research and record searches conducted for the project, if applicable. The EIR should also discuss the requirement for an archaeological monitoring program and include it as a mitigation measure.

A Native American contact program should be conducted, if applicable to identify Traditional Cultural Properties and concerns in the project area. Native American participation in the monitoring program may be necessary.

Issue 3: Would the proposal result in adverse physical or aesthetic effects to an architecturally significant building, structure or object?

Issue 4: Would the proposal result in adverse aesthetic effects to the historic buildings and structures located within and/or adjacent to the National Historic Landmark District (NHL)?

Issue 5: Would the proposal result in impacts to historically significant landscaping as identified in the Central Mesa Precise Plan?

Balboa Park has a rich and diverse history, which includes buildings constructed for the 1916 and 1935 World Expositions, associations with known architects such as Bertram Goodhue, William Templeton Johnson and Richard Requa; landscape architects such as the Olmsted Brothers, Samuel Parsons and Kate Sessions; as well as important people in San Diego's history such as George Marston and G. Aubrey Davidson. The EIR should include a brief overview of the development and history of Balboa Park and a more detailed discussion on the resources to be affected by the proposal using criteria set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995) and the City's *Historical Resources Guidelines* (June 2000). Depict the NHL boundaries relative to the proposed Promenade and address the effects of the proposal on any existing historically and/or horticulturally significant landscaping. The EIR should also address the effects of reconfiguring the National Historic Landmark Boundary. The EIR should analyze the effect of the project on the historical or thematic setting of Spanish Village and any other historically significant structures within the project's line-of-sight.

C. Hydrology/Water Quality

Issue 1: Would the proposal result in an increase in pollutant discharges, including downstream sedimentation to receiving waters during or following construction?

Issue 2: How would implementation of the proposed project affect the hydrology and water quality of the area's surface and groundwater (on-site and off-site)?

Issue 3: Would the proposal result in an increase in impervious surfaces and associated increased runoff?

Issue 4: Would the proposal result in the discharge of identified pollutants to an already impaired water body?

Switzer Creek and San Diego Bay have been identified by the Regional Water Quality Control Board (San Diego) as impaired water bodies. The proposed project could have significant short-term impacts to water quality by introducing sediments into these water bodies during project construction. The project may also have long-term impacts to water quality by discharging landscape-related chemicals into surface runoff from new lawns and planting associated with the Promenade development. These impacts would be considered significant and should be addressed in the EIR. In addition, the project may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) through obtaining a National Pollution Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Specific permanent sedimentation and pollution control measures which would become a part of the SWPPP, such as grass swales, the use of grass-crete in landscaping, sidewalks and/or driveways, and oil/sediment filters or other mechanical trapping devices should be identified and discussed in the EIR. It should be noted that in order for proposed mitigation measures to be considered acceptable, implementation of the measure must be feasible. Because changes to existing drainage patterns and alteration of existing soil-plant-water relationships could result in significant impacts to discharge points and subsequent sedimentation downstream, natural, low-maintenance controls should be emphasized over mechanical devices, which require permanent maintenance by a private entity. The EIR should quantify the amount of permanent hardscape (all streets, driveways, building footprints, sidewalks, etc.) and landscape that would be created by the proposal. Recommend drainage design techniques to reduce runoff volumes and velocities, such as permeable sidewalks and driveways, grass swales to collect road runoff, and/or other method agreed to by City staff that meets State standards. The incorporation of pre- and post-construction Best Management Practices (BMPs) should be addressed. Additionally, the EIR should address how automobile-related chemical residue remaining in the new parking structure would be removed (e.g. mechanical cleaning device with off-site removal or directed into the City's sewer system).

D. Land Use

Issue 1: Would the project result in a land use which is inconsistent with the adopted community plan land use designations for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project ?

Issue 2: Would the project result in a conflict with the goals, objectives and recommendations of the community plan in which it is located and public accessibility to existing free and open parkland?

Issue 3: How does the proposed project relate to the purpose and intent of the City of San Diego's Historical Resources Regulations [Land Development Code Section 143.0201]?

Provide a comparative analysis of the compatibility of this project with the plans adopted for the project area. Analyze how the proposed project would implement and comply with all applicable goals, objectives and recommendations in these plans and analyze whether reasonably foreseeable implementation of the project would be consistent with the plans (the

discussion may be cross-referenced to other sections). Specifically, analyze the project's consistency with the Historical Resources Regulations (including any specific requirements identified in the Balboa Park Master Plan and the Central Mesa Precise Plan) of the City of San Diego's Land Development Code. With respect to the Balboa Park Master Plan, discuss the goals and policies that pertain to open parkland, commercial services, expansion of development, architecture and landscape design standards, internal viewpoints, historic preservation and the Zoo parking lot. Provide a thorough discussion of how the proposal (Promenade, landscaping, etc.,) would comply with these community plan elements. If paid parking is proposed, the EIR should address the effects of public access to free and open parkland.

Address all pertinent elements, specific recommendations, and design guidelines contained in the Central Mesa Precise Plan. Specifically, provide a comparative analysis of applicable objectives contained in the land use, circulation, architecture, landscape and management elements. Discuss the project's consistency with Precise Plan objectives and associated recommendations pertaining to recovery of open parkland, restricted use areas, and security (evening use of the proposed parking structure). Describe whether the project will comply with all applicable Architectural and Landscape Design Guidelines.

The Precise Plan also provides specific recommendations for proposed features such as the Spanish Village North Entry, North Village Promenade, and North Prado Way. Analyze whether the project would be consistent with specific design objectives provided for each of these proposals. In addition, address the project's consistency with the Precise Plan's design objective for the existing Zoo parking lot.

E. Paleontological Resources

Issue 1: Would the proposal result in the loss of significant paleontological resources?

According to the *Geology of the San Diego Metropolitan Area, California*, the project site is located in an area where the San Diego Formation is overlain by the Lindavista Formation. The Lindavista Formation represents marine and/or non-marine terrace deposit of early Pleistocene age. Fossil sites are rare in the Lindavista Formation and have only been recorded from a few areas. Based on the sparsity of fossils reported from this formation, the Lindavista Formation is assigned a moderate resource sensitivity. The San Diego Formation is well known for its rich fossil beds that have yielded extremely diverse assemblages of marine clams, scallops, snails, barnacles, sharks, sea birds, and a wide variety of marine animals. In addition, rare remains of terrestrial mammals have also been recovered from the formation. Rounding out the impressive fossil record is the occurrence of fossil wood and leaves. Because of the extremely important remains of fossil marine mammals, sea birds and molluscs recorded from this rock unit, it is assigned a high resource sensitivity. Due to the amount of grading that would be necessary for site development, there is a potential for paleontological resources to be impacted. Therefore, a qualified paleontologist will be required to monitor all grading activities into undisturbed formations to ensure that resources are recorded and curated. The EIR should discuss the geologic composition (underlying formations) of the project site and describe the resource potential of each in accordance to the City's *Paleontological Guidelines* (revised, June 2000). The EIR should discuss the potential for excavation activities to impact fossil resources and identify mitigation measures for any significant impacts (monitoring during excavation activities exceeding thresholds as

established in the *Paleontological Guidelines*). The requirement for a paleontological monitoring program should be included as a mitigation measure.

F. Recreational Resources

Issue 1: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Issue 2: Will the project result in an impact upon the quality or quantity of existing recreational opportunities?

Discuss how the project would affect the public enjoyment of recreational resources adjacent to the proposed features. Describe how the project may impact park usage. Describe how the project would encroach upon any existing accessway legally utilized by the public or any proposed accessway identified in adopted plans.

G. Transportation/Circulation

Issue 1: What direct and/or cumulative traffic impacts would the project have on existing and planned community and regional circulation networks?

A transportation and circulation/parking study is being prepared for the proposed project and is currently under review by the City of San Diego's Transportation Development staff. The final traffic report should be included as an appendix and will form the basis of the impact analysis section of the EIR. Include descriptions and maps of existing transportation conditions with project implementation, and a comparison of project traffic impacts with existing conditions. This section of the EIR should address any direct impacts (effects on existing parking), and should contain a detailed analysis of cumulative impacts anticipated from project implementation on roadway sections and intersections, vehicular access and internal circulation, parking, pedestrian circulation, public transit, and bicycle routes. The EIR should clearly demonstrate how transit and pedestrian accessibility would be enhanced by the proposed changes to Park Boulevard. The project should attempt to accommodate class II bike lanes on Park Boulevard. Identify any required transportation mitigation measures, and provide specific threshold levels at which improvements must be considered.

H. Utilities

Issue 1: Would the proposal result in a need for new systems, or require substantial alterations related to the following utilities?:

a. Power/Energy
b. Natural Gas
c. Communications Systems
d. Water
e. Sewer
f. Storm water discharge
g. Solid waste disposal

The effects of the proposed project on the above utilities should be assessed. Proposed on- and off-site improvements required to serve the project and the phasing of such improvements should be described.

The City has determined that the following issues are not potentially significant and do not require analysis in the EIR: Agriculture Resources/Natural Resources/Mineral Resources, Air Quality, Biology, Energy, Geology/Soils, Human Health/Public Safety/Hazardous Materials, Noise, Population and Housing, Public Services, and Water Conservation. Although Energy has been determined not to be significant, it is our recommendation that a brief discussion be included within the project description identifying any measures (e.g. project features) to be implemented which would reduce excessive power use.

However, if these or other potentially significant issue areas arise during detailed environmental investigation of the project, consultation with this division is recommended to determine if these other issue areas need to be addressed in the EIR. Additionally, as supplementary information is submitted the EIR may need to be expanded to include additional issue areas. Mitigation measures should be clearly identified and discussed and their effectiveness assessed in each issue section of the EIR. In addition, a monitoring and reporting program for each mitigation measure must be included. At a minimum, this program should identify: 1) the department responsible for the monitoring; 2) the monitoring and reporting schedule, 3) the completion requirements. The separate mitigation, monitoring and reporting program (MMRP) should also be contained (verbatim) in a separate section, which will be attached to the EIR. A separate section of the EIR should include a brief discussion of why certain areas were not considered to be potentially significant.

V. MANDATORY DISCUSSION AREAS

In accordance with CEQA Section 15127, the EIR must include a discussion of the following issue area:

A. Any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.

VI. CUMULATIVE EFFECTS

When this project is considered with other past, present, and reasonably foreseeable projects in Balboa Park, implementation could result in significant environmental changes which are individually limited but cumulatively considerable. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts should be discussed in a separate section of the EIR.

Issue 1: What are the cumulative impacts of this project in conjunction with other approved and proposed projects within the Balboa Park Master Plan and Central Mesa Precise Plan area?

Summarize the overall short-term and long-term impacts this project could have in relation to other planned and proposed projects in the area defined above. The discussion should include an analysis of the potential for cumulatively significant impacts to aesthetic/neighborhood character, historical resources, hydrology/water quality, land use, paleontological resources, recreational resources, transportation/circulation and utilities. The analysis should reflect the severity of the impacts and their likelihood over time. When

existing conditions are already severe, the threshold for determining cumulative significance should be lowered. The cumulative analysis should include an analysis of changes in visual quality from Park Boulevard and other adjacent park uses, calculations of surface run-off volumes, drainage patterns and changes in water quality; traffic volumes; cumulative impacts to utilities from the proposed project in combination with other projects in the vicinity; cumulative impacts to the recreational opportunities of Balboa Park and cumulative impacts to San Diego's water and energy supplies when the project is considered in combination with other projects in the vicinity.

VII. ALTERNATIVES

The EIR should place major attention on reasonable alternatives which avoid or mitigate the project's significant impacts. These alternatives should be identified and discussed in detail, and the discussion should address all significant impacts. The alternatives analysis should be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis should be 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 reason for rejection should be explained.

Based on the current proposal, the following alternatives should be considered for the projects. If the plan is revised to eliminate potentially significant impacts prior to the release of the draft EIR, or if the EIR analysis indicates that certain impacts are not significant, analysis of some of these alternatives may not be required.

Project Alternatives:

A. No Project:

Analyze this alternative as though the project site would remain in its current condition as a parking lot, with no development.

B. Alternate Locations for Parking Structure:

The EIR should analyze and evaluate the comparative merits for the following parking structure alternative locations which would reduce or eliminate significant impacts to Aesthetics/Neighborhood Character, Historical Resources, Hydrology/Water Quality, Land Use, Paleontological Resources, Recreational Resources, Transportation/ Circulation and Utilities. The EIR should also discuss any resultant impacts to other impact areas within the EIR not identified for the currently proposed project.

1. Inspiration Point
2. Above ground structure in existing location
3. 20th and B Street with Shuttle.
4. Florida Canyon - Park Boulevard or Canyon Span Structure

C. Community Plan Consistency Alternative

The main goal of the Community Plan Consistency Alternative would be to minimize impacts to aesthetics/visual quality, land use, access, circulation and parking. Discuss the relative impacts associated with implementing the objectives identified within the Balboa Park Master Plan and Central Mesa Precise Plan relative to the project proposal.

If, through the environmental analysis process, other alternatives become apparent which would mitigate potential impacts, these options should be discussed with EAS staff prior to including them in the 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 alternatives analysis.

Until a screencheck EIR is submitted which addresses all of the above issues, the processing timeline for this project will be held in abeyance.

Please submit an additional $7,500 deposit with the submittal of the draft EIR. Actual cost of EAS work on your project will be accounted against your deposit. Please feel free to contact Myra Herrmann, Associate Planner, at (619) 446-5372, if you have any questions.

Sincerely,

Lawrence C. Monsenate

Lawrence C. Monsenate, Assistant Deputy Director
Environmental Review Manager
Development Services Department

LCM:EL:mjh

Attachments: City of San Diego *Environmental Impact Report Guidelines*, revised July 2001.
Park Boulevard Promenade (LDR No. 99-0031) Notice of Preparation

cc: Sandra Teasley, Development Project Manager (MS 501)
Lara Evans, Planning Department (MS 4A)
Angeles Leira, Planning Department (MS 4A)
Ron Buckley, Planning Review (MS 501)
Julius Ocen-Odege, Engineering Review (MS 501)
Robin Shifflet, Park and Recreation Department (MS 35)
Kamran Khaligh, Transportation Development (MS 501)
Robert Medan, Fire Department (MS 401)
Larry Kuzminski, Wastewater Review (MS 908A)
Kim Howlett, Project Design Consultants
EAS Senior Planners
EAS File

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