



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

July 27, 2011

To: Reviewing Agencies

Re: Ocean Beach Community Plan Update
SCH# 2011071082

Attached for your review and comment is the Notice of Preparation (NOP) for the Ocean Beach Community Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jeffrey Szymanski
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-3010.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011071082
Project Title Ocean Beach Community Plan Update
Lead Agency San Diego, City of

Type NOP Notice of Preparation

Description The proposed project is an update to the Ocean Beach Community Plan (Plan). The project is designed to revise the Plan with respect to organization and content for consistency with the General Plan, to amend the Plan Land Use Map with related zone changes to reflect amendments and correct inconsistencies between existing land uses and the Community Plan, and to amend the Ocean Beach Public Facilities Financing Plan. The proposed project would rezone 99 parcels (approximately 21 acres) from RS-1-7 to RM-1-1. The existing zone allows for single dwelling unit (du) density of 9/du per acre for a maximum build out of approximately 189 units. The proposed Community Plan Update would change the zoning to allow up to 15/du per acre and would result in the maximum build out of approximately 315 units, or a net increase of 126 dwelling units. In total, the proposed community plan could accommodate an additional 1,399 dwelling units.

Lead Agency Contact

Name Jeffrey Szymanski
Agency City of San Diego
Phone (619) 446-5324 **Fax**
email
Address 1222 First Avenue, MS-501
City San Diego **State** CA **Zip** 92101

Project Location

County San Diego
City San Diego
Region
Cross Streets Entire Community Plan area
Lat / Long
Parcel No. Entire Plan area

Township	Range	Section	Base
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Proximity to:

Highways I-8
Airports San Diego International
Railways
Waterways San Diego River/Pacific Ocean
Schools Multiple
Land Use Residential Uses

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Noise; Public Services; Traffic/Circulation; Water Quality; Water Supply; Landuse; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; California Energy Commission; Office of Historic Preservation; Department of Parks and Recreation; Office of Emergency Management Agency, California; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 11; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

Date Received 07/27/2011 **Start of Review** 07/27/2011 **End of Review** 08/25/2011

NOP Distribution List

County: San Diego

SCH# 2011071082

Resources Agency

- ☒ Resources Agency
Nadell Gayou
- ☐ Dept. of Boating & Waterways
Mike Sotelo
- ☒ California Coastal Commission
Elizabeth A. Fuchs
- ☐ Colorado River Board
Gerald R. Zimmerman
- ☐ Dept. of Conservation
Jonathan Martis
- ☒ California Energy Commission
Eric Knight
- ☐ Cal Fire
Allen Robertson
- ☐ Central Valley Flood Protection Board
James Herota
- ☒ Office of Historic Preservation
Ron Parsons
- ☒ Dept of Parks & Recreation
Environmental Stewardship Section
- ☐ California Department of Resources, Recycling & Recovery
Sue O'Leary
- ☐ S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou

☐ _____
Conservancy

Fish and Game

- ☐ Depart. of Fish & Game
Scott Flint
Environmental Services Division
- ☐ Fish & Game Region 1
Donald Koch

- ☐ Fish & Game Region 1E
Laurie Harnsberger
- ☐ Fish & Game Region 2
Jeff Drongesen
- ☐ Fish & Game Region 3
Charles Amor
- ☐ Fish & Game Region 4
Julie Vance
- ☒ Fish & Game Region 5
Leslie Newton-Reed
Habitat Conservation Program
- ☐ Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- ☐ Fish & Game Region 6 I/M
Brad Henderson
Inyo/Mono, Habitat Conservation Program
- ☐ Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- ☐ Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- ☐ Depart. of General Services
Public School Construction
- ☐ Dept. of General Services
Anna Garbeff
Environmental Services Section
- ☐ Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water

Independent Commissions, Boards

- ☐ Delta Protection Commission
Linda Flack
- ☒ Cal EMA (Emergency Management Agency)
Dennis Castrillo
- ☐ Governor's Office of Planning & Research
State Clearinghouse

- ☒ Native American Heritage Comm.
Debbie Treadway
- ☐ Public Utilities Commission
Leo Wong
- ☐ Santa Monica Bay Restoration
Guangyu Wang
- ☒ State Lands Commission
Cy R. Oggins
- ☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- ☒ Caltrans - Division of Aeronautics
Philip Crimmins
- ☐ Caltrans - Planning
Terri Pencovic
- ☒ California Highway Patrol
Scott Loetscher
Office of Special Projects
- ☒ Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

- ☐ Caltrans, District 1
Rex Jackman
- ☐ Caltrans, District 2
Marcelino Gonzalez
- ☐ Caltrans, District 3
Bruce de Terra
- ☐ Caltrans, District 4
Lisa Carboni
- ☐ Caltrans, District 5
David Murray
- ☐ Caltrans, District 6
Michael Navarro
- ☐ Caltrans, District 7
Elmer Alvarez

- ☐ Caltrans, District 8
Dan Kopulsky
- ☐ Caltrans, District 9
Gayle Rosander
- ☐ Caltrans, District 10
Tom Dumas
- ☒ Caltrans, District 11
Jacob Armstrong
- ☐ Caltrans, District 12
Marlon Regisford

Cal EPA

Air Resources Board

- ☐ Airport Projects
Jim Lerner
- Transportation Projects
Douglas Ito
- ☐ Industrial Projects
Mike Tollstrup

- ☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

- ☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- ☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

- ☒ Dept. of Toxic Substances Control
CEQA Tracking Center

- ☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)
- ☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ RWQCB 3
Central Coast Region (3)
- ☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- ☐ RWQCB 5S
Central Valley Region (5)
- ☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- ☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- ☐ RWQCB 6
Lahontan Region (6)
- ☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- ☐ RWQCB 7
Colorado River Basin Region (7)
- ☐ RWQCB 8
Santa Ana Region (8)
- ☒ RWQCB 9
San Diego Region (9)

☐ Other _____

Last Updated 6/28/11



August 24, 2011

Mr. Jeffrey Szymanski
City of San Diego
Development Services Department
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Comments on the Notice of Preparation for the Ocean Beach Community Plan Update Draft Environmental Impact Report (Project No. 21002218, SCH No. 2011071082)

Dear Mr. Szymanski:

The California Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP) dated July 26, 2011, for the Draft Environmental Impact Report (DEIR) for the Ocean Beach Community Plan Update. The City of San Diego has an approved Subarea Plan and Implementing Agreement under the Natural Community Conservation Planning program. The DEIR for the proposed project must ensure and verify that all requirements and conditions of the Subarea Plan and Implementing Agreement are met. Issue areas in the DEIR that may be influenced by the Subarea Plan and Implementing Agreement include "Land Use," "Landform Alteration/Visual Quality," "Traffic/Circulation," "Biological Resources," "Drainage/Urban Runoff/Water Quality," "Noise," and "Cumulative Effects." In addition, the environmental document should describe why the proposed project, irrespective of other alternatives to the project, is consistent with and appropriate in the context of the Subarea Plan.

The DEIR should also address biological issues that are not addressed in the Subarea Plan and Implementing Agreement, such as specific impacts to and mitigation requirements for coastal wetlands or sensitive species and habitats that are not covered by the Subarea Plan and Implementing Agreement. Within the proposed project planning area those resource issues of concern that should be evaluated under the environmental setting include: (1) sandy beach invertebrate species and their habitats including clam beds, beach kelp wrack and coastal stand habitats; (2) rocky intertidal, tidepools, subtidal kelp, surfgrass and eelgrass (3) sensitive shorebirds and California grunion and their foraging, nesting and spawning habitats of the beach areas (4) California least tern (federally and state listed as endangered, including California fully protected status) and their nesting and foraging habitats in the vicinity (5) western snowy plover (California species of special concern and federally threatened species) and their nesting and foraging habitats in the vicinity; (6) dune habitat and sensitive native dune plant species (7) sensitive and listed invertebrate dune species that rely on the dunes and associated plants for forage and reproduction.

Mr. Jeffrey Szymanski
August 24, 2011
Page 2 of 2

We appreciate the opportunity to comment of this NOP. Please contact Paul Schlitt at (858) 637-5510 should you have any additional questions regarding this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edmund Pert".

Edmund Pert
Regional Manager
South Coast Region

cc: State Clearinghouse, Sacramento (fax only)
Paul Schlitt, CDFG, San Diego
Loni Adams, CDFG, San Diego



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

August 17, 2011

Mr. Jeff Szymanski
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, California 92101

NOTICE OF PREPARATION (NOP) FOR OCEAN BEACH COMMUNITY PLAN UPDATE

Dear Mr. Szymanski:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation Report for the above-mentioned project. The following project description is stated in your document: "The proposed project is an update to the Ocean Beach Community Plan. The project is designed to revise the Plan with respect to organization and content for consistency with the General Plan, to amend the Plan Land Use Map with related zone changes to reflect amendments and correct inconsistencies between existing land uses and the Community Plan, and to amend the Ocean Beach Public Facilities Financing Plan. The proposed project would rezone 99 parcels from RS 1-7 to RM -1-1. The existing zone allows for single dwelling unit density of 9/du per acre for a maximum build out of approximately 189 units. The proposed Community Plan Update would change the zoning to allow up to 15/du per acre and would result in the maximum build out of approximately 315 units, or a net increase of 126 dwelling. In total, the proposed community plan could accommodate an additional 1,399 dwelling units".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.
- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or

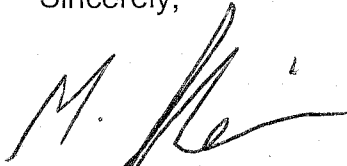
products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 8) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

Mr. Jeff Szymanski
August 17, 2011
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If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
nritter@dtsc.ca.gov

CEQA # 3290



San Diego County Archaeological Society, Inc.
Environmental Review Committee

To:

Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report
Ocean Beach Community Plan Update


Dear Mr. Szymanski:

Thank you for the Notice of Preparation for the subject project, received by this Society this week.

We are pleased to note the inclusion of historical resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



August 1, 2011

Mr. Jeffrey Szymanski

City of San Diego

1222 First Avenue, MS-501
San Diego, CA 92101

Re: SCH#2011071082 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) to the "Ocean Beach Community Plan Update Project; City Internal Number: 21002218;" located in the Ocean Beach Community of the City of San Diego; San Diego County, California

Dear Mr. Szymanski:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604.. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within one-half mile of the project site, the 'area of potential effect (APE)', based on the USGS coordinates provided. The absence of archaeological items at the surface level does not preclude their existence at the subsurface level once ground-breaking activity is underway.

The NAHC 'Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to C" A Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of

Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

California Native American Contact List

San Diego County

August 1, 2011

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

lipay Nation of Santa Ysabel
Virgil Perez, Spokesman
PO Box 130 Diegueno
Santa Ysabel, CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Campo Kumeyaay Nation
Monique LaChappa, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
(619) 478-9046
miachappa@campo-nsn.gov
(619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011071082; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Ocean Beach Community Plan Update; City of San Diego; San Diego County, California.

California Native American Contact List

San Diego County

August 1, 2011

Jamul Indian Village
Kenneth Meza, Chairperson

P.O. Box 612

Diegueno/Kumeyaay

Jamul , CA 91935

jamulrez@sctdv.net

(619) 669-4785

(619) 669-48178 - Fax

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson

2005 S. Escondido Blvd.

Diegueno

Escondido , CA 92025

(760) 737-7628

(760) 747-8568 Fax

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson

P.O. Box 270

Diegueno

Santa Ysabel, CA 92070

mesagrandeband@msn.com

(760) 782-3818

(760) 782-9092 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson

1095 Barona Road

Diegueno/Kumeyaay

Lakeside , CA 92040

(619) 742-5587 - cell

(619) 742-5587

(619) 443-0681 FAX

Kumeyaay Cultural Heritage Preservation
Paul Cuero

36190 Church Road, Suite 5

Diegueno/ Kumeyaay

Campo , CA 91906

(619) 478-9046

(619) 478-9505

(619) 478-5818 Fax

Ewiiapaayp Tribal Office
Will Micklin, Executive Director

4054 Willows Road

Diegueno/Kumeyaay

Alpine , CA 91901

wmicklin@leaningrock.net

(619) 445-6315 - voice

(619) 445-9126 - fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas

P.O. Box 775

Diegueno -

Pine Valley , CA 91962

(619) 709-4207

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson

4054 Willows Road

Diegueno/Kumeyaay

Alpine , CA 91901

michaelg@leaningrock.net

(619) 445-6315 - voice

(619) 445-9126 - fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011071082; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Ocean Beach Community Plan Update; City of San Diego; San Diego County, California.

California Native American Contact List

San Diego County

August 1, 2011

Ipai Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
cjlinton73@aol.com
(760) 803-5694
cjlinton73@aol.com

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 1120 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 478-2113

Manzanita Band of the Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 766-4930
(619) 766-4957 - FAX

Kumeyaay Diegueno Land Conservancy
M. Louis Guassac, Executive Director
P.O. Box 1992 Diegueno/Kumeyaay
Alpine, CA 91903
guassacl@onebox.com
(619) 952-8430

Viejas Kumeyaay Indian Reservation
Frank Brown
240 Brown Road Diegueno/Kumeyaay
Alpine, CA 91901
FIREFIGHTER69TFF@AOL.
619) 884-6437

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011071082; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Ocean Beach Community Plan Update; City of San Diego; San Diego County, California.

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

PLANNING DIVISION

4050 TAYLOR STREET, MS 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

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August 9, 2011

11-SD-08

PM VAR

NOP Ocean Beach Community Plan Update

SCH 2011071082

Mr. Jeffrey Szymanski
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Dear Mr. Szymanski:

The California Department of Transportation (Caltrans) appreciates the opportunity to have reviewed the Notice of Preparation (NOP) for the Ocean Beach Community Plan Update. Caltrans has the following comments:

A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

The Level of Service (LOS) for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".

The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacities. A focused analysis may also be necessary if there is an increased risk of a potential traffic accident.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

The data used in the TIS should not be more than 2 years old.

Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable LOS. Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

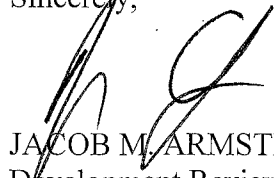
Caltrans recognizes that there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both total vehicle miles traveled and the number of trips. Caltrans encourages local agencies to work towards a safe, functional, interconnected, multi-modal system.

Caltrans supports the concept of a local circulation system which is pedestrian, bicycle, and transit-friendly in order to enable residents to choose alternative modes of transportation. As a result, potential transit mitigation for development impacts should also be analyzed, such as improved transit accommodation through the provision of park and ride facilities, bicycle access, signal prioritization for transit, or other enhancements which can improve mobility and alleviate traffic impacts to State facilities.

Mr. Jeffrey Szymanski
August 9, 2011
Page 3

Caltrans appreciates the continued coordination with City staff and community representatives on this community plan update. If you have any questions, please contact Marisa Hampton, of the Development Review Branch, at (619) 688-6954.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Armstrong', written over the printed name.

JACOB M. ARMSTRONG, Chief
Development Review Branch

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Garnette Fletcher / Pat Kipling
Organization Property owner in OB, 92107 and Ocean Beach Historical Society
Address 3720 Wilcox St.
City San Diego State CA Zip 92106
Email rudhawk.aznet@sbcglobal.net

Comment: We strongly oppose the proposed Ocean Beach Community plan update project. This will increase the density of our community which already has a population density of 12,146 people per square mile. This is considered a very high population density. Increasing the density in this manner will affect the economy of OB because people come here due in part to our Historic Cottage District. They come to OB for the ambience and the quaint "old time feel" of a beach community that the cottages provide. The Historic Cottage District is unique to OB; other beach towns offer the beach and apartments, condos and regular homes, and not this special feature.

Increasing the density would also increase traffic in OB. Currently, it is difficult getting in and out of OB. Increasing the population would only add to this problem, and affect the businesses in our beach town because people would not return as often due to traffic difficulties!

Attach additional sheets if necessary. Written comments do not need to use this form.

Comments on the Ocean Beach Community Plan Update Project must be received by August 26, 2011. Comments may be submitted in person at the public scoping meeting or mailed to:

Attn: Jeffrey Szymanski
City of San Diego
Environmental Analysis Division
Development Services Department
1220 First Avenue, MS-501
San Diego, CA 92101

(*See below)
↓

Finally, the cottages with their uniquely designed front yards filled with flowers and plants provide a pleasant place for walking. This is what brought me to this special beach community over 35 years ago. This is what brings people back to enjoy a peaceful walk in our Ocean Beach Town. Increasing density would erode this precious commodity, and turn Ocean Beach into just a beach town like all the others.

Comments on the Proposed Ocean Beach Community Plan Update Project

Garnette Fletcher and Pat Kipling

Property owner in Ocean Beach, 92107 and Ocean Beach Historical Society

3720 Wilcox St.

San Diego, CA 92106

rudhawk.aznet@sbcglobal.net

We strongly oppose the proposed Ocean Beach Community plan update project.

This will increase the density of our community which already has a population density of 12,146 people per square mile. This is considered a **very high** population density. Increasing the density in this manner will affect the economy of Ocean Beach because people come here due in part to our Historic Cottage District. They come to Ocean Beach for the ambiance and the quaint "old time feel" of a beach community that the cottages provide. The Historic Cottage District is unique to Ocean Beach; other beach communities offer the beach and apartments, condos and regular homes and not this special feature.

Increasing the density would also increase traffic in Ocean Beach. Currently, it is difficult getting in and out of Ocean Beach. Increasing the population would only add to this problem, and affect the businesses in our beach town because people would not return as often due to traffic difficulties.

Finally, the cottages with their uniquely designed front yards filled with flowers and plants provide a pleasant place for walking. This is what brought me to this special beach community over 35 years ago. This is what brings people back to enjoy a peaceful walk in our town. Increasing density would erode this precious commodity, and turn Ocean Beach into a just beach town like all the others.

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Lyle Beller
Organization Self
Address 4444 Cape May Ave
City San Diego State CA Zip 92107
Email greantee@sbcglobal.net

Comment: a) Retain and Enforce 30-ft height limit.

b) Retain and enforce Floor Area Ratio (FAR) rules.
Strengthen language so that Variances to FAR
can not be granted.

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Development Services Department
1220 First Avenue, MS-501
San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name DUANE ANDERSON
Organization OB resident since 1973
Address 4670 SANTA CRUZ AVE
City SAN DIEGO State CA Zip 92107
Email obduane@hotmail.com

Comment:

I like Ocean Beach. I want the current character of my community maintained. I support maintaining the unique flavor of OB. I oppose efforts to make my community denser,

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Development Services Department
1220 First Avenue, MS-501
San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name

Bill Riley

Organization

Ocean Beach Historical Society and resident

Address

4728 Narragansett Ave.

City

San Diego

State

CA

Zip

92107

Email

briley@cox.net

Comment: Ocean Beach was the 1st recreational beach in San Diego,

giving it historical significance as a landmark, both as a beach and a community. The important point about its historical prominence is our Cottage Program that seeks to retain the numerous noteworthy cottages in Ocean Beach. The second point is the recreational aspect.

Ocean Beach is a destination point for beach recreation, swelling our population, our parking, and straining already sparse public restrooms and services. It is also still a historic community.

Raising the occupancy level will further stress these resources and needlessly endangers the public. It will also endanger our historic cottage program, making lots more profitable to develop multi-family dwellings, when parking is already atrocious. Increasing density in O.B. is unsafe, unsound, and runs contrary to our long-standing zoning ordinance.

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Candace Bond - Riley
Organization Resident
Address 4728 Nannanett Ave.
City San Diego State CA Zip 92107
Email _____

Comment: Ocean Beach is already a tight village!
We all live very close together, the parking is
limited and difficult to obtain, besides having to
compete with tourist/visitor influx adding to
it's scarcity. Traffic is already horrendous! ending!

We have too few services already: inadequate
toilets, ancient plumbing, rotting infrastructure
at our beaches & parks. We are already "sharing"
our resources, social & natural, with many "others".

There are better situated communities, location-wise
& resource-wise, than OB. Leave us as we are,
develop elsewhere and come enjoying Ocean Beach on your
days off - lots of us do & want to continue to do so.

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**Comments on the Proposed
Ocean Beach Community Plan Update Project**

Your Name George Greenwell
Organization Greenwell FWS Agency
Address 1855 Sunset Cliffs Blvd
City SD State CA Zip 92107
Email _____

Comment: you can't cross Sunset Cliffs
Blvd now for fish traffic

We don't need more development
leave OB as it is -

Only the developer makes
her life happier -

Some part of S.D. should stay
small & congruency

Attach additional sheets if necessary. Written comments do not need to use this form.

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Craig Levin
Organization _____
Address 4615 Cape May Ave
City San Diego State _____ Zip 92107
Email _____

Comment:

- (1) keep the Allowable building density at 9 units per acre, not 15
- (2) Keep the 30 foot limit on building height

Attach additional sheets if necessary. Written comments do not need to use this form.

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San Diego, CA 92101

**Comments on the Proposed
Ocean Beach Community Plan Update Project**

Your Name

Claire Marie Mallory

Organization

San Diego Creative Reuse Action Project

Address

4744 Del Mar Ave

City

SD

State

CA

Zip

92107

Email

clairemariell@aatt.net

Comment:

As an Ocean Beach homeowner, I am distressed and disappointed to hear about rights being pushed through to allow for excessive height limits for new building in Ocean Beach. Having grown up here, having witnessed the horrible transformation of The Strand Theatre, the arrival of Starbucks and other chain restaurants and the several excessively high apartment and homes being built, I hate to think of this destructive trend continuing. Increasing height limits and living density would adversely affect air quality, traffic, garbage, and noise levels in Ocean Beach. Already taxed police + fire departments would also be adversely affected. Please do your duty, adhere to the Coastal Commission suggestions for height & density levels in our historic and beloved community. There are enough

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City of San Diego
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San Diego, CA 92101

Miami beaches in the world. Our downtown waterfront is already blockaded by enormous hotels so residents can't see or enjoy it. Don't let O.B. be blockaded.

Thanks for your service -

Claire Marie Mallory

**Comments on the Proposed
Ocean Beach Community Plan Update Project**

Your Name Polly Nelson Aka Pauline Nelson
Organization _____
Address 4615 Cape May Ave
City San Diego State CA Zip 92107
Email nelsonp19@yahoo.com

Comment:

- ① Maintaining the allowable building density in DB is essential to promote safety and prevent traffic congestion + lack of parking
- ② The 30 foot limit on building height has been in effect since 1972 and must be maintained to promote land value maintenance, town visual aesthetics and community spirit.

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Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name

Bonnie Elías

Organization

Address

4352 Del Monte Ave.

City

SD

State

CA

Zip

92107

Email

elikoc@cox.net

Comment:

Consider all of the ^{pertinent} issues that would impact

our community including quality education, child
care and postal services (as these ~~would~~ were not
mentioned.

- Make the plan public especially to OB/PL
residents.

- Advertise meetings! Let the people vote on
this!

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name FRANK GORMLIE
Organization OB RAC
Address 4827 Voltaire ST
City San Diego State CA Zip 92110
Email frankgormlie@yahoo.com

Comment:

Inadequate notice was given of the project and the "public meeting." Therefore, all comments, records, and minutes of the meeting are inadequate and this gathering CANNOT suffice for a publicly noticed public meeting.

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Katleen Blavatt
Organization Ocean Beach Historical Society
Address 4720 Del Mar Ave.
City San Diego State CA Zip 92107
Email kblavatt@cox.net

Comment:

- Traffic, Limit exits & Streets used
- Parking, will be a problem by any account ^{Don't want pay parking} of number.
- Need for lower density for family & sgl. homes to even out renters high density
- Noise already increasing w/ airport more cars & people
- Already walkable, but City cuts library rec. hours ^{raise this} opposite of what City Spouts of villages.
- OB wants their Historical Cottage program & commercial buildings.
- Must keep the people's voted in "30 ft. Height Limit"
- Safety, No local Hospital, crime w/ more density, clean water at beach has been a big problem flooding

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name Sheila Oberst
Organization Home owner - Ocean Beach
Address 4745 Del Mar Ave
City San Diego State Ca Zip 92107
Email _____

Comment: want specifics described:

1. Parking & traffic volume on streets
2. Noise pollution & air/traffic exhaust pollution
3. Bicycle lanes - increase
4. Increasing park areas
5. Architecture Aesthetics
6. landscape regulations - water shortages & pollution into the oceans
7. Traffic impact on safety / damage to roads espec. Sunset Cliffs & Ebbes
8. Homeless control
9. Vacation Rentals - excessive & unpermitted

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Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name

W. C. CORWIN

Organization

SELF

Address

47400 Del Monte Ave.

City

San Diego

State

CA

Zip

92107

Email

Bill @ Dances.com

Comment:

DON'T Change the existing
ZONING.

DON'T Act contrary to the
existing O.B. PLAN.

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Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name

Alice Fichandler

Organization

Address

4520 Greene St

City

San Diego

State

CA

Zip

92107

Email

aliceondarbilla@aol.com

Comment:

I have concerns about all the
issues discussed tonight. I am
especially dismayed by the lack of
communication with the community
regarding the plan -

Attach additional sheets if necessary. Written comments do not need to use this form.

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Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name

Mignon Scherer

Organization

Address

3851 Centralone Dr.

City

S.D.

State

Cal

Zip

92101

Email

Comment:

The people of S.D. don't want more density in the coastal area - this was proven in the 1972 30' height permit initiative ballot measure. The coastal area is S.D.'s treasure. Only developers benefit - and the legislators who receive campaign donations. The definition of cancer is growth for growth's sake.

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San Diego, CA 92101

Comments on the Proposed Ocean Beach Community Plan Update Project

Your Name JOE ANDREWS
Organization SAVE EVERYONE'S ACCESS
Address 4745 DEL MAR AVE
City SD State CA Zip 92107
Email JOE200@earthlink.net

Comment: Resident opposed to any ~~other~~ zoning
or density change that allows an increase
in housing units.

Significant inputs to study:

- Traffic & pollution w/ low speed gridlocked
- Sunset Cliffs Blvd as only main artery
- Crime increase re Pacific Beach & Del Mar bars
- Degraded ocean water quality crime, noise, litter
- Closed & underserved essential services -
closed hospitals/libraries, bus service cut lack of street sweeping
- Density creep invading SFR neighborhoods

NOTICE INADQUATE FOR THIS MEETING

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San Diego, CA 92101

NO UT
NO BEACON
NO HANDOUTS