

CITY OF POWAY

MICKEY CAFAGNA, Mayor
 MERRILEE BOYACK, Deputy Mayor
 BOB EMERY, Councilmember
 DON HIGGINSON, Councilmember
 BETTY REXFORD, Councilmember



June 8, 2007

Marilyn Mirrasoul
 Environmental Planner
 City of San Diego Development Services Center
 1222 First Avenue, MS 501
 San Diego, CA 92101

Subject: Notice of Preparation of a Draft Program Environmental Impact Report (PEIR) for the City of San Diego Draft General Plan

Dear Ms. Mirrasoul:

Thank you for the opportunity to review the Draft PEIR for the City of San Diego's Draft General Plan. The City of Poway Development Services Department has reviewed it and offers the following comments for your consideration:

- J-1** • **Page 3.15-5, Level of Service:** 1) Reference should be to Figure 3.15-4 not 3.15-1 in the last paragraph; 2) The City should consider other methodologies to determine LOS other than the V/C ratio methodology for some special segments in the City of San Diego; 3) Figure 3.15-4 shows mostly LOS on State Highways, can major/prime local roadways be included?
- J-2** • **General Comment:** It would be very helpful for other cities to see the connectivity of the proposed City of San Diego vehicular, bike, and trails circulation systems with the adjoining agency systems. This was done for the transit on page 3.15-3 and the LOS for State Highways on page 3.15-5.

Again, thank you for the opportunity to review and comment on the Draft PEIR of the General Plan.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Jim Lyon
 Jim Lyon
 Senior Planner

M:\planning\letter07\San Diego CP-EIR.doc

City Hall Located at 13325 Civic Center Drive
 Mailing Address: P.O. Box 789, Poway, California 92074-0789 • (858) 668-4400



- J-1** The General Plan EIR analyzed traffic, as well as other environmental impacts, at a citywide (not the project level) perspective. The Level of Service (LOS) is indicated by roadway miles and vehicle miles traveled citywide. The Level of Service for arterial roadway segments will be analyzed at the Community Plan level and project level as community plan updates, amendments, and projects are submitted for review.
- J-2** The Existing and Proposed Bikeways Map 3.15-1, and the Existing and Planned Circulation Map 3.15.3 were updated to show connections to adjacent jurisdictions. A trails map is not available at this time; however, a trails map will be prepared as part of the development of a citywide trails master plan.



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Brian W. Jones
John W. Minto
Hal Ryan

June 13, 2007

CITY MANAGER
Keith Till

Ms. Marilyn Mirrasoul
Environmental Planner
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

SUBJECT: Comments on the Draft Program Environmental Impact Report (PEIR), City of San Diego Draft General Plan (Project No. 104495 / SCH No. 2006091032)

Dear Ms. Mirrasoul:

Thank you for the opportunity to review the Draft Program Environmental Impact Report (PEIR) for the City of San Diego Draft General Plan, dated October 2006. The Draft PEIR was prepared to analyze potential environmental effects of adoption and implementation of the Draft General Plan.

The Strategic Framework Element adopted by the City of San Diego in 2002 was used in the development of the Draft General Plan Elements. The City of Villages strategy is a major component of the Strategic Framework Element and would focus growth into mixed-use activity centers or "villages." The Strategic Framework Element defines a "village" as the mixed-use heart of a community where residential, commercial, employment, and civic uses are all present and integrated. Not only are villages pedestrian friendly centers of the community, they are also linked to the regional transit system.

Implementation of the City of Villages strategy will rely on community plan updates or amendments to include "village" designations. To facilitate this process the Draft General Plan Land Use Element includes a Village Propensity Map, which illustrates areas that already exhibit village characteristics as well as areas that have a propensity to develop as villages. The Village Propensity Map identifies a parcel in the East Elliott Community adjacent to the City of Santee and bounded by Mast Boulevard on the north, West Hills Parkway on the east and SR-52 on the west and south as having "Low Propensity" for developing as a village (depicted as Site A in Exhibit).

COMMENTS

City of San Diego
Marilyn Mirrasoul
DPEIR- City of San Diego
June 13, 2007
Page 2


Although it is understood that the Village Propensity Map is an illustrative tool and not a land use map, as part of the General Plan, this Map will provide the framework and policy direction for future community plan updates. For reasons stated in this letter the City of Santee concurs that there is a low propensity for a village at Site A.

K-1 Site A is not designated on the SANDAG Regional Comprehensive Plan (RCP) Smart Growth Concept Map. It is unclear how this site would meet any of the criteria for a village under the Strategic Framework Element. Given that it is located on the western edge of the City of Santee, the site is bounded by the SR-52 and Open Space to the south and west, the Sycamore Landfill to the north, and a low density single-family residential subdivision to the east, and is only intermittently served by bust transit, the viability of the site for a "village" development is questionable. Furthermore, City of San Diego public facilities to serve this site are limited.

K-2 However, the City recommends that a portion of the undeveloped site at the northeast corner of Mission Gorge Road and West Hills Parkway be identified as having higher potential for "village" development (depicted as Site "B" in Exhibit 1). Site B is identified on the SANDAG RCP Smart Growth Concept Map as a Potential Community Center. Although the parcel is within the City of San Diego MHPA conservation area, approximately 25 percent of the site located closest to the corner of Mission Gorge Road and West Hills Parkway consists of non-native grasslands and could be developed consistent with existing zoning that permits mixed-use development (Zone CC-1-3).

Thank you for the opportunity to comment on the Daft PEIR. If you have any questions regarding these comments, please contact Rick Brady, Associate Planner, at (619) 258-4100, extension 182.

Respectfully,



Melanie Kush, AICP
City Planner

c. Keith Till, City Manager
Honorable Mayor and City Council
Gary Halbert, Director of Development Services

S:\RBrady\MISC\Letters\City San Diego General Plan DEIR Response Letter 061207.doc

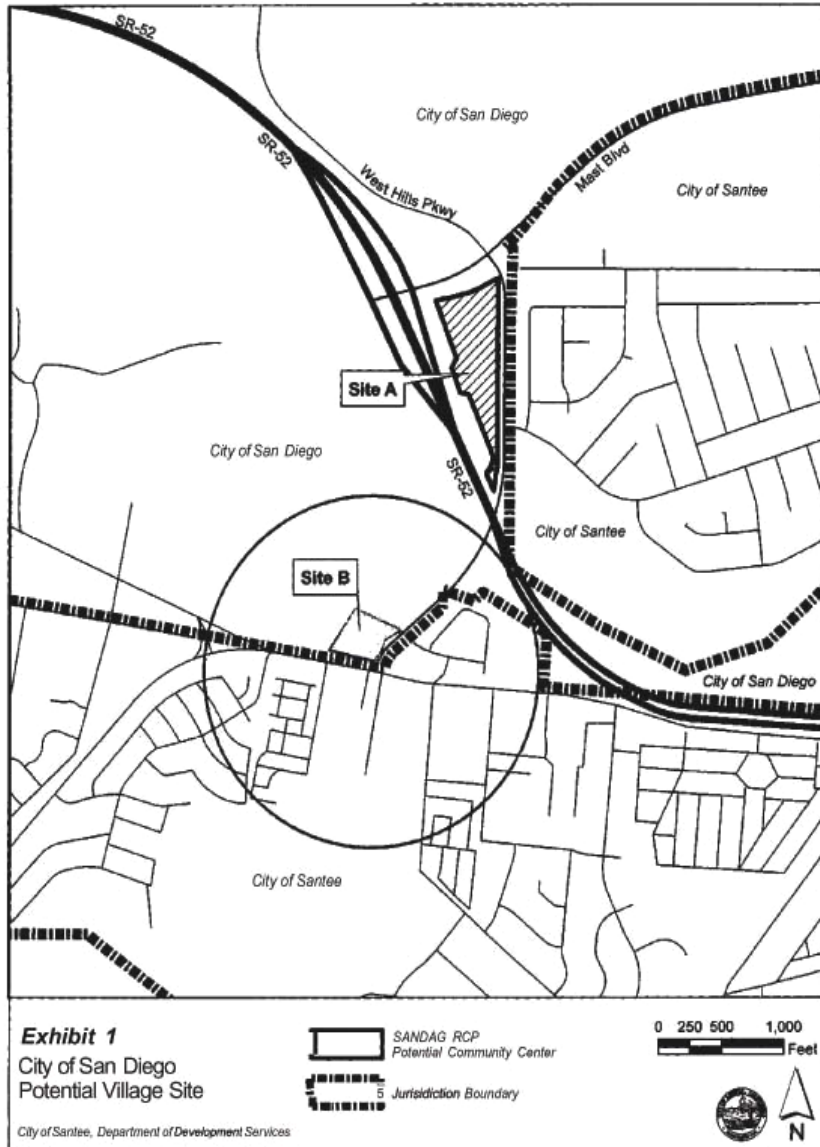
RESPONSES

K-1 & K-2 The comment letter does not address the adequacy of the environmental document; however, the following information has been provided as a courtesy to the commenter.

K-1 The Village Propensity Map is an illustrative tool that is intended to show areas throughout the City that contain or have the propensity to develop village areas. The map was developed from a model that the City created to objectively illustrate the propensity for village development. The model is based on the interaction and proximity to different types of land uses and transit services that are supportive of village characteristic. The map is not a prescriptive land use map nor does it provide a policy framework, but rather it is an example of the output of an analytical planning tool that can be further refined to assist in the community plan update process. Actual village locations will be designated in community plans with the input from recognized community planning groups and the public during the community plan update process.

The area that the city of Santee has identified in the East Elliott community plan area as "Site A" is designated for commercial office use. Whereas the area that the city of Santee has identified as "Site B" is designated as open space in the Tierrasanta Community Plan. The Draft General Plan Appendix B explains the methodology and inputs used for the village propensity model. The model uses community plan land use designations rather than zoning designations. Commercial office uses without any adjacent land uses or higher frequency transit service will result in a lower propensity value. The model does not use open space as a land use input.

While the City of San Diego agrees that the commercially designated area in East Elliott has a low propensity for village development, the City wants to avoid subjectively modifying the model methodology. The City, in concept, supports Santee's effort to identify smart growth sites, but the City is not planning to adjust



the model methodology to include areas designated for open space. However, as part of the community plan update process, the City will seek input from adjacent cities or the county when community plans that are adjacent to cities or the county are updated or amended.

K-2 See response to comment K-1.



CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST "J" STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

BOARD OF EDUCATION

DAVID BEJARANO
LARRY CUNNINGHAM
PATRICK A. JUDD
BERTHA L. LÓPEZ
PAMELA B. SMITH

May 30, 2007

SUPERINTENDENT

LOWELL J. BILLINGS, ELD.

Ms. Marilyn Mirrasoul
Environmental Planner
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Project No.: 104495, SCH No. 2006091032

Project: Community Plan Area/City Council Districts: All

Dear Ms. Mirrasoul:

L-1 Thank you for the opportunity to respond to the Public Notice of a Draft Environmental Impact Report on the project referenced above. The District does not identify any issue and has no comment on the proposed draft of the general plan.

Thank you for keeping us apprised of the projects up for review at the City Planning Department.

Sincerely,

Rafael L. Muñoz
Facilities Planning Manager

RLM:km

L-1: Comment acknowledged. See response to comment I-1.