



THE CITY OF SAN DIEGO

PLANNING DEPARTMENT
Date of Notice: November 4, 2015
PUBLIC NOTICE
OF THE PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
SAP No. 21003653

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on November 4, 2015. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Planning Department on **Wednesday, November 18th**, from 6:30 PM to 8:30 PM at Willow Elementary School located at 226 Willow Road, San Diego, CA, 92173. **Please note that depending on the number of attendees, the meeting could end earlier than 8:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written/mail-in comments may also be sent to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, MS 614C, San Diego, CA 92101** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and Number in the subject line within 30 days of the receipt of this notice/date of the Public Notice above. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

PROJECT NAME / No.: San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan / 310690

COMMUNITY AREA: San Ysidro

COUNCIL DISTRICT: 8

PROJECT DESCRIPTION: The proposed update for the San Ysidro Community Plan (SYCPU) and El Pueblito Viejo Village Specific Plan (EPVVSP) would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the San Ysidro community. The San Ysidro Community Plan, which includes El Pueblito Viejo Village, was originally adopted in 1990, and was last amended in 2003. Separate plans are being prepared for the San Ysidro community and El Pueblito Viejo Village, and would be evaluated in a single PEIR.

The SYCPU can be found on the Planning Department's website at:

<http://www.sandiego.gov/planning/community/cpu/sanysidro/>

The proposed SYCPU provides detailed neighborhood-specific land use, development regulations that are consistent with city-wide zoning classifications, development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accord with the general goals stated in the General Plan. The proposed CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions and transportation improvements.

San Ysidro Community Plan Update

The San Ysidro Community Planning Area encompasses a total of 1,863 acres in the southernmost part of the City. The San Ysidro community lies south of State Route 905 (SR-905) and north of the international border with Mexico, primarily between Interstate 5 (I-5) and Interstate 805 (I-805), with some portions east of I-805 near Otay Mesa, and some west of I-5 adjacent to the Tijuana River Valley. Neighborhoods contained in San Ysidro include Southern, East Beyer and Hill Street, El Pueblito Viejo, Sunset, and Suburbs.

In addition to adoption of the SYCPU, the project includes: Amendments to the General Plan to incorporate the updated community plan; Creation of a Local Coastal Program; Provision of site-specific policies; Amendments to the Land Development Code for adoption of a rezone; Rescission of the San Ysidro Planned District Ordinances (PDO); and Comprehensive updates to both existing Public Facilities Financing Plans resulting in a new Impact Fee Studies (IFS) for the plan area. A Community Implementation Overlay Zone (CPIOZ) may be included. The actions together with the proposed CPU form the Project for this EIR. Discretionary actions by other agencies include recommendation from the California Coastal Commission. The community plan would implement the General Plan policies through the provision of community-specific recommendations. The updated community plan would identify a land use plan to address land use conflicts and include the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; and Historic Preservation. The CPU would identify three village areas in San Ysidro that would implement the City of Villages strategy which is a central theme of the City of San Diego's General Plan. The village areas are El Pueblito Viejo Village (EPVV), Border Village (BV) and the Future Hillside Neighborhood Village (FHNV). The village areas' land uses, goals, and policies focus future growth away from the established low intensity neighborhoods. Instead future growth and development would be focused in close proximity to the transit nodes and commercial corridors. These areas are intended to become higher density mixed-use activity areas that are pedestrian-friendly districts linked to an improved regional transportation system. The Villages are envisioned to have a highly integrated mix of uses, accessible and attractive streets, and public spaces.

Specific Plans would provide additional guidelines for future development within these areas, and are intended to create mixed-use centers for the community; the Specific Plan for EPVV is analyzed in this PEIR. The integration of commercial and residential uses is emphasized in the Villages, including uses such as retail, professional/administrative offices, commercial recreation facilities, and service businesses. Civic uses are also an important component in the Villages and the central role they would play in the community. Development in the Villages would support transit use, reduce dependence on the automobile, establish a pedestrian-friendly orientation, and offer flexibility for redevelopment opportunities, while maintaining community character and providing a range of housing opportunities. Development standards and incentives in the Villages would be included in their respective Specific Plans. EPVV should be considered a "transit priority area," where new development may undergo streamlined CEQA review process per Senate Bill 743 (Chapter 386, Statutes of 2013).

El Pueblito Viejo Village Specific Plan

The El Pueblito Viejo neighborhood is located in the geographic center of the SYCPU area bounded by Beyer Boulevard on the north, East Beyer Boulevard and I-805 on the east, San Ysidro Boulevard on the south, and Smythe Avenue on the west. It consists of a small neighborhood of circa 1920 homes and the remaining portion of the historic Little Landers Colony from the turn-of-the-century. This neighborhood consists primarily of single-family homes with several units on one lot, bungalow courts, and small-scale attached units. Several large-scale multi-family developments, on two or more consolidated lots, also occur within this neighborhood. Commercial uses are located along San Ysidro Boulevard, Beyer Boulevard, and East Olive Drive. In addition, a linear park (San Ysidro Community Park) is located between West Park Avenue and East Park Avenue that includes a recreation center, senior center, library, gymnasium, tennis and basketball courts, tot lot, and sports fields.

The EPVV is located in the heart of the community and is designed to build on the central role the area has played in the community. Development within the EPVV would be guided by the EPVVSP. The EPVVSP would provide additional development standards, incentives, and guidelines for the future development within the area with the intention of creating a

mixed-use center for the community. Policies established for the EPVV in the Specific Plan include implementing a mixed-use village concept, developing a parking lot associated with the Beyer Trolley Station into a mixed-use housing project, encouraging commercial development along Beyer Boulevard, between North Lane and Alaquinas Drive, to form a more cohesive neighborhood-serving center.

Applicant: City of San Diego, Planning Department

Recommended Finding: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation, Air Quality, Greenhouse Gas Emissions, Noise, Biological Resources, Historic Resources, Visual Effects and Neighborhood Character, Human Health, Public Safety, Hazardous Materials, Hydrology and Water Quality, Population and Housing, Public Services and Facilities, Public Utilities, Energy, Geology and Soils, and Paleontological Resources.**

Availability in Alternative Format: To request the this Notice or the City's letter detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Planning Department at (619) 235-5200 (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Rebecca Malone at (619) 446-5371. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, on the Fifth floor of the Development Services Department. For information regarding public meetings/hearings on this project, contact the Project Manager, Sara Osborn, at (619) 236-6368. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on November 4, 2015.

Martha Blake
Interim Deputy Director
Planning Department

DISTRIBUTION: See Attached
ATTACHMENTS: Figure 1 – Project Vicinity Map

Distribution:

Federal Government

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

State Government

Caltrans, District 11 (31)
California Department of Fish & Wildlife (32)
Department of Toxic Substance Control (39)
California Regional Water Quality Control Board (44)
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California Coastal Commission (47)
California Air Resources Board (49)
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California Department of Transportation (51A)
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County of San Diego

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Councilmember Gloria, District 3 (MS 10A)
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Councilmember Kersey, District 5 (MS 10A)
Councilmember Cate, District 6 (MS 10A)
Councilmember Sherman, District 7 (MS 10A)
Councilmember Alvarez, District 8 (MS 10A)
Councilmember Emerald, District 9 (MS 10A)

Planning Department

ERA – R Malone
S. Osborn
M. Blake
N. Bragado
T. Galloway
H. Greenstein

City of San Diego - continued

T. French

S. Hajjiri

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department (81)

Central Library (81A)

San Ysidro Branch Library (81EE)

Historical Resources Board (87)

Park & Recreation (89)

Wetlands Advisory Board (91A)

Other Agencies, Organizations and Individuals

San Diego Association of Governments (108)

San Diego County Regional Airport Authority (110)

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San Diego Unified School District (132)

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Endangered Habitats League (182)

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San Diego River Conservancy (168)

Citizens Coordinate for Century 3 (179)

Carmen Lucas (206)

South Coast Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Clint Linton (215B)

Frank Brown, Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)

San Diego Archaeological Society Inc. (218)

Kuumeyaay Cultural Heritage Preservation (223)

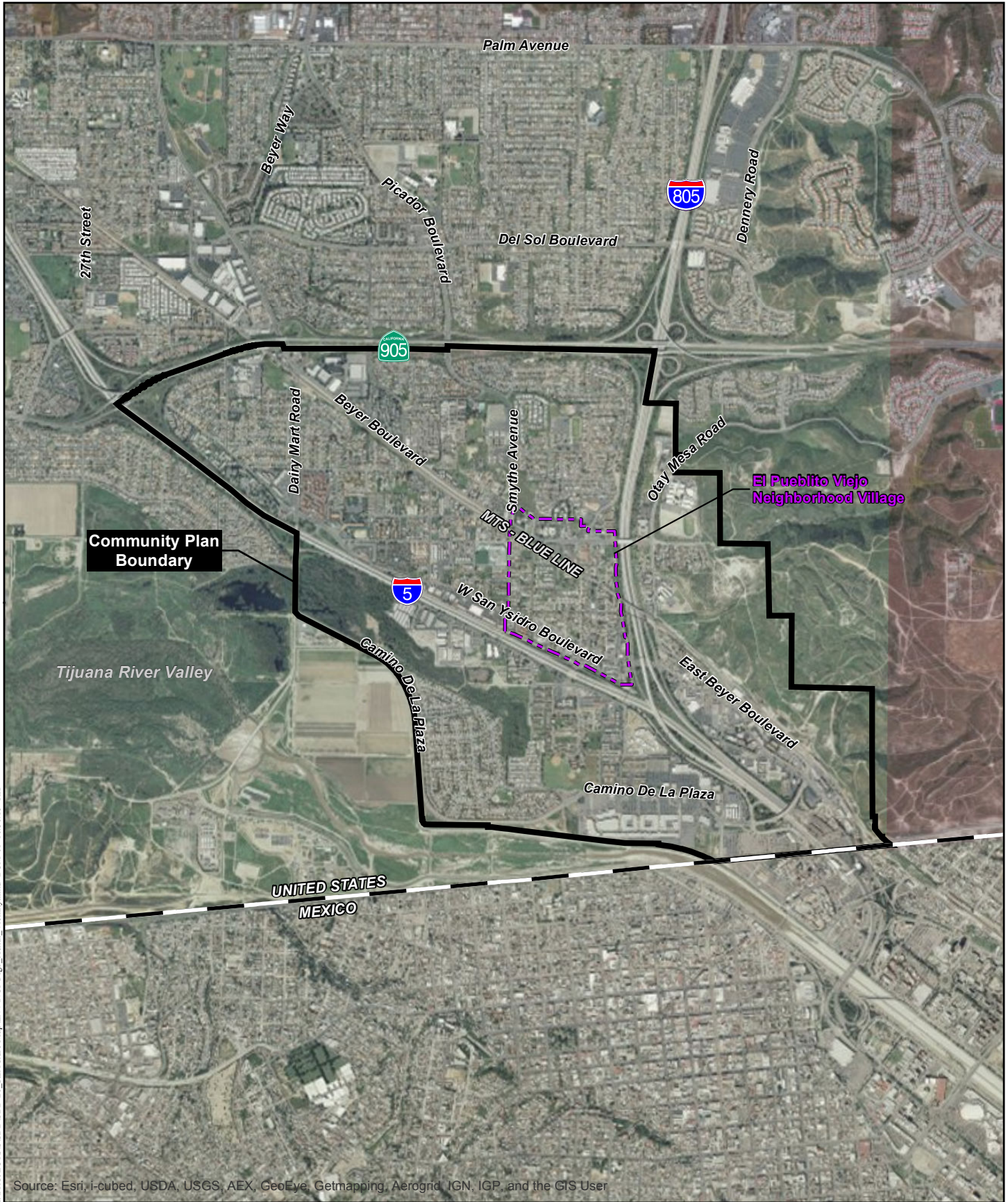
Kuumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225A-S)

San Ysidro Planning Group (433)

United Border Community Town Council (434)

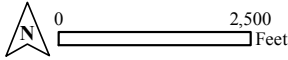
San Ysidro Chamber of Commerce



Project Vicinity Map

SAN YSIDRO COMMUNITY PLAN UPDATE

Figure 1





THE CITY OF SAN DIEGO

November 4, 2015

SUBJECT: Scope of Work for a Program Environmental Impact Report for the San Ysidro Community Plan Update Project and El Pueblito Viejo Village Specific Plan

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental Resource Analysis Section (ERA) of the City of San Diego Planning Department has determined that the proposed actions may have significant effects on the environment, and the preparation of a Program Environmental Impact Report (PEIR) is required for the San Ysidro Community Plan Update (SYCPU) and El Pueblito Viejo Village Specific Plan (EPVVSP) (collectively referred to as “Plans”).

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

Scoping meetings are required by CEQA Section 21083.9(a)(2) for projects that may have statewide, regional or area-wide environmental impacts. The City’s environmental review staff has determined that this project meets the threshold. One scoping meeting has been scheduled on **Wednesday, November 18th 2015** from 6:30 p.m. to 8:30 PM at Willow Elementary School, located at 226 Willow Road, San Diego, CA, 92173.

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

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

Project Description

The SYCPU and EPVVSP would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the San Ysidro community. The San Ysidro Community Plan, which includes El Pueblito Viejo Village, was originally adopted in 1990, and

was last amended in 2003. Separate plans are being prepared for the San Ysidro community and El Pueblito Viejo Village, and would be evaluated in together in a single PEIR.

The proposed CPU provides detailed neighborhood-specific land use, development regulations (zoning) that are consistent with city-wide zoning classifications, development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accord with the general goals stated in the General Plan. The proposed CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions and transportation improvements.

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PEIR Requirements

A. INTRODUCTION

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

B. ENVIRONMENTAL SETTING

The PEIR will describe the precise location of the community and present it on a detailed

topographic map and regional map. The PEIR will provide a local and regional description of the environmental setting for the community for each issue area covered (for example, drainage characteristics will be mapped in the chapter on hydrology), as well as the zoning and land use designations of the community. If a potential cumulative effect for an impact category is to be discussed in the PEIR, this section will establish a setting for the discussion by describing the background or general progression of the cumulative pattern as it relates to the Community Plan area as a whole.

C. PROJECT DESCRIPTION

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

D. ENVIRONMENTAL ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. The PEIR must represent the independent analysis of the City of San Diego as Lead Agency; therefore, all impact analysis must be based on the City's current "Guidelines for the Determination of Significance." Below are key environmental issue areas that have been identified for discussion in the PEIR, within which the issue statements must be addressed individually. Discussion of each issue statement will include an explanation of the existing project site conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis will address potential direct and indirect impacts that could be created through implementation of the proposed project and its alternatives.

LAND USE

Issue 1: Would the proposed project result in a conflict with adopted community plans, land use designations or other applicable land use plans, policies or regulations of state or federal agencies with jurisdiction over the City?

Issue 2: Would the project conflict with adopted environmental plans, including the City's Multiple Species Conservation Program (MSCP) Subarea Plan?

Issue 3: Would the project result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP)?

Issue 4: Would the proposed project physically divide an established community?

The Land Use section shall describe land use patterns, the extent of urban development, density and intensity of existing development, and future land use projections based upon the SYCPU and EPVVSP. The relationship of the Plans to the General Plan and regulatory tools for implementing the General Plan policies will also be addressed. The PEIR shall analyze each of the proposed Plans for consistency with all applicable land use and regulatory plans, including, but not limited to the City of San Diego General Plan (2008) and the Multiple Species Conservation Program (MSCP) Subarea Plan. If there are potential inconsistencies of the project with adopted plans, and those inconsistencies would create environmental impacts, this section shall describe whether or not these potential impacts would lead to physical significant effects. As appropriate, mitigation measures will be identified.

Each of the Plans shall also be evaluated with regards to applicable Airport Influence Area(s) and associated Airport Land Use Compatibility Plan(s) (ALUCP).

TRANSPORTATION/CIRCULATION

Issue 1: Would traffic associated with the proposed project cause any intersections, roads, or freeway segments to exceed the City's significance thresholds?

Issue 2: Would the proposed project decrease the percent of alternative mode trips in the City's transportation system?

A traffic technical study shall be prepared in accordance with City's Traffic Impact Study Guidelines, approved by City staff, and included as an appendix to the PEIR. The traffic study shall serve as the basis for the section in the PEIR addressing transportation/circulation issues.

The traffic study shall evaluate the traffic volumes and level of service (LOS) on intersections, roadways, freeways, and freeway ramps; include descriptions and applicable graphics of the existing transportation conditions within the project area, and provide a comparative analysis of projected conditions during the horizon year. The traffic study shall specifically address any proposed alterations to the present Circulation Element and effects on circulation movements within the community. The traffic study shall also address consistency with planned alternative transportation systems and related policies, as well as potential hazards to motor vehicles, pedestrians and bicycles, due to the proposed project. As appropriate, the traffic study shall identify roadway improvements which would reduce impacts on local roadways and freeways.

AIR QUALITY

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

Issue 2: Would the proposed project result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Issue 3: Would the proposed project result in a cumulatively considerable net increase for which the applicable air basin is in non-attainment of NAAQS or CAAQS?

Issue 4: Would the proposed project expose sensitive receptors (including, but not limited to, residences, schools, hospitals, resident care facilities, or day-care centers) to substantial pollutant concentrations?

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

The PEIR shall also assess the potential health risks associated with diesel particulate emissions from vehicular traffic on the area freeways, and shall assess whether the proposed land use plans and policies in the Plans would allow for future development which would create a significant adverse effect on air quality that could affect public health. The PEIR shall assess whether project implementation would result in a significant increase in auto and truck emissions due to an overall increase in vehicular trips within each of the communities and the community plan areas as a whole.

GREENHOUSE GAS EMISSIONS

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

Issue 2: Would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

A Greenhouse Gas (GHG) analysis shall be prepared for the project, and included as an appendix to the PEIR. This analysis shall serve as the basis for the section in the PEIR addressing GHG issues. The analysis shall provide a description of the existing global

context in which climate change impacts are occurring and are expected to occur in the future; a summarization of the relevant state laws that address climate change; a description of relevant statewide and/or regional GHG inventories to which the projects would contribute; a quantification of the direct and indirect GHG emissions and compare them to baseline conditions; a discussion of whether the Plans would enhance or impede the attainment of state GHG reduction targets and its relationship to local plans and policies; and a description of the cumulative, global climate change impacts to which the project would contribute.

Furthermore, an estimate of the project-generated GHG emissions shall be provided in this section. The projected GHG emissions with and without the Plans shall be compared and incorporated into a qualitative discussion of the significance of the emissions relative to global climate change.

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

NOISE

- Issue 1: Would the proposed project expose new development to noise levels in excess of levels identified in Table 4.5-3, City of San Diego Traffic Noise Significance Thresholds.*
- Issue2: Would the proposed project result in, or create, a significant permanent increase in existing noise levels. For the purposes of this analysis, a significant increase in traffic noise would be an exceedance of noise levels beyond the limits provided in Table 3 above, or if existing noise levels already exceed those levels, an increase in excess of 3 dBA over existing conditions. A substantial increase in stationary noise would occur if operational noise sources exceed the limits specified in the City Noise Ordinance.*
- Issue 3: Would the proposed project subject vibration-sensitive land uses to ground-borne vibration that exceeds the “severe” criteria, as specified by Caltrans (2013), for residences of 0.4 inches per second peak particle velocity (PPV).*
- Issue 4: Would the proposed project result in construction noise that exceeds 75 dBA LEQ (12 hour) at the property line of a residentially zoned property from 7:00 a.m. to 7:00 p.m. (as identified in Section 59.0404 of the City’s Municipal Code) or if non-emergency construction occurs during the 12-hour period from 7:00 p.m. to 7:00 a.m.*
- Issue 5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private*

airstrip, would the proposed project expose people residing or working in the project area to excessive noise levels.

A Noise Technical Report shall be prepared and included as an appendix to the PEIR. This analysis will serve as the primary basis for the PEIR section addressing noise. The analysis will assess both mobile and stationary noise sources affecting the community. The analysis will quantify existing and future transportation noise levels, and identify areas which may be affected by noise levels which exceed those identified in the General Plan and State code. Stationary source noise within the community related to specific land uses (e.g. manufacturing and retail uses) will be evaluated with respect to the City's Noise Control Ordinance to determine if adjacent sensitive noise receptors could be affected. The analysis will also consider vibration impacts from rail and other sources in the community. Construction noise impacts on adjacent noise sensitive receptors will be evaluated. Lastly, the analysis will determine if the area will be adversely impacted by aircraft noise related to nearby airport facilities.

Where significant noise impacts are identified, the analysis will describe potential noise attenuation measures that could be incorporated into future development.

BIOLOGICAL RESOURCES

- Issue 1: Would the proposed project result in substantial adverse impacts, either directly or through habitat modifications, to any species identified as a candidate, sensitive or special status species in the MSCP or other local or regional plans, policies or regulations, or by the CDFW or USFWS?*
- Issue 2: Would the proposed project result in a substantial adverse impact on any Tier I, Tier II, Tier IIA or Tier IIIB habitats as identified in the Biology Guidelines or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?*
- Issue 3: Would the proposed project result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pools, riparian areas, etc.) through direct removal, filling, hydrological interruption, or other means?*
- Issue 4: Would the proposed project substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*
- Issue 5: Would the proposed project conflict with the provisions of an adopted Habitat Conservations Plan, HCP, or other approved local, regional or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?*

Issue 6: Would the proposed project introduce land use within an area adjacent to the MHPA that would result in adverse edge effects?

Issue 7: Would the proposed project conflict with any local policies or ordinances protecting biological resources?

Issue 8: Would the proposed project introduce invasive species of plants into a natural open space area?

A programmatic level Biological Resources Technical Report shall be prepared for the project and included as an appendix to the PEIR. The analysis shall include an evaluation of biological resources within the community that could be potential affected by the Plans. Existing documents and recent aerial imagery shall be reviewed to document biological resources within the community plan area. Sensitive biological resources shall be plotted on the base map based on literature review and the types of suitable habitat present in the community planning area.

Due to the absence of biological resources within or adjacent to the EPVVSP, the biological analysis shall focus on the proposed SYCPU and identify any potential impacts which could occur with respect to sensitive biological resources from its implementation including direct and indirect impacts, and the proposed revisions to the open space boundary in the planning area based upon updated open space mapping. The analysis will identify mitigation measures which could be implemented by subsequent develop to reduce biological resource impacts.

The analysis shall identify federal, state, and local ordinances and laws which protect sensitive biological resources (e.g., City MSCP, state NCCP, and state and federal endangered species and wetlands laws). The potential for development pursuant to the proposed SYCPU to conflict with the goals and regulations established by these laws and policies shall be evaluated. Where impacts are identified, the PEIR shall identify mitigation measures, if available.

This section shall discuss how any proposed land use changes associated with the SYCPU would impact the City's biological conservation goals either directly or indirectly, and describe how the Conservation Element included within the Community Plan Update would affect those goals. Where impacts are identified, the PEIR shall identify mitigation measures, if available.

HISTORICAL RESOURCES

Issue 1: Would the proposed project result in the alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric or historic building (including an architecturally significant building), structure, object or site?

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

Issue 3: Would the proposed project result in the disturbance of any human remains, including those interred outside of formal cemeteries?

A historical and archaeological resources evaluation shall be prepared for the project to identify potential impacts to historic resources within the community that could occur as a result of implementation of the Plans. These evaluations shall be included in the appendix of the PEIR and used as the primary source of information for the PEIR section addressing historical resources. The PEIR shall describe whether or not the implementation of the Plans would negatively affect the preservation of important archaeological or historical resources within the community and how the proposed project could affect the goals of the Historic Preservation Element of the General Plan. The discussion shall identify mitigation measures which can be implemented by subsequent development to reduce impacts on historical resources.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

Issue 1: Would the proposed SYCPU or EPVVSP block public views from designated open space areas, roads, or parks or to significant visual landmarks or scenic vistas?

Issue 2: Would the proposed SYCPU or EPVVSP negatively or substantially alter the character of the neighborhood?

Issue 3: Would the proposed SYCPU or EPVVSP result in a substantial change to natural topography or landform?

The PEIR shall address visual effects of the Plans, as well as potential for impacts on neighborhood character. The discussion will include a general description of the built and natural visual resources within the planning area. It shall include a discussion of the potential impact of implementation of the Plans to existing landform, light or glare, and neighborhood character. The discussion shall identify goals and policies contained in the Plans which are intended to reduce visual and neighborhood character impacts and determine whether they would be sufficient to avoid significant impacts.

HUMAN HEALTH, PUBLIC SAFETY, HAZARDOUS MATERIALS

Issue 1: Would the proposed project expose people or sensitive receptors to potential health hazards (e.g., exposing sensitive receptors to hazardous materials in industrial areas)?

Issue 2: Would the proposed project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding related

to mapped 100-year floodplains or failure of a dam or levee, as well as flooding/inundation from a tsunami or seiche?

Issue 3: Would the proposed project expose people or structures to a significant risk of loss, injury or death from off-airport aircraft operational accidents?

Issue 4: Would the proposed project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Issue 5: Would the proposed project expose people or structures to significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

A Phase One Environmental Site Assessment (ESA) shall be completed and included in the appendix of the PEIR. The ESA shall serve as the basis for addressing hazardous materials safety issues in the PEIR. The ESA shall include a research of databases (such as the State of California Hazardous Waste and Substances Sites List and Envirofacts) to identify known contamination sites within the Community Plan area and address any potential impacts that identified contamination sites could have on land uses of the proposed Plans. Graphics shall be used to identify the location of any potential hazardous materials and sources.

The PEIR shall also discuss effects on emergency routes and access within the community resulting from the proposed Community Plan Update and Specific Plan. Any fire hazards from highly flammable vegetation in canyon areas shall be identified and discussed. The PEIR shall discuss the provisions provided in each of the Plans in terms of health and safety related to fire hazards in and adjacent to the community. The analysis in this section shall also include a discussion of the City's brush management requirements, as well as any other safety measure(s) proposed as part of the project. The PEIR shall also discuss flood hazard risk in the community plan and specific plan areas based on the location of 100-year floodplains and possible dam failure in and adjacent to the community. Where impacts are identified, the PEIR shall identify mitigation measures, if available.

HYDROLOGY, WATER QUALITY, AND DRAINAGE

Issue 1: Would the proposed project result in changes in absorption rates, drainage patterns, or the rate of surface runoff?

Issue 2: Would the proposed project result in a substantial increase in pollutant discharge to receiving waters and increase discharge of identified pollutants to an already impaired water body?

Issue 3: Would the proposed project otherwise impact local and regional water quality, including groundwater?

HYDROLOGY

A Hydrology/Water Quality Technical Report shall be prepared and included in the appendix of the PEIR. This report shall serve as the primary basis for the discussion of hydrology in the PEIR. The Hydrology Report shall evaluate if the proposed Plans would have a potential for increasing runoff volumes within affected watersheds. Anticipated changes to existing drainage patterns and runoff volumes for the community shall be addressed in the PEIR. The impact of those changes on existing and future development within the community and downstream areas shall be evaluated. The PEIR should also address the potential for future development to be adversely affected by flooding within the community. Where impacts are identified, the PEIR shall identify mitigation measures, if available.

WATER QUALITY

The Hydrology/Water Quality Technical Report shall serve as the basis for the PEIR discussion of water quality. The analysis shall identify pollutants of concern for the watershed(s) in which the community is located. Based upon the federal Clean Water Act (CWA) Section 303(d) impaired water listings, this section shall address potential impacts to the beneficial uses, and address if the project would cause impacts to water quality. Conformance with the National Pollutant Discharge Elimination System (NPDES) requirements shall also be discussed. The ability of City and State water quality regulations to avoid water quality impacts shall be discussed. As appropriate, mitigation measures shall be identified.

POPULATION AND HOUSING

Issue 1: Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Issue 2: Would implementation of the proposed SYCPU or EPVSSP induce substantial population growth in the area, either directly or indirectly?

The PEIR shall identify any increases in population within the community that may result from the revised land use designations associated with the SYCPU. It shall also discuss the potential for implementation of the community plan update to displace substantial numbers of people or housing and discuss ways to reduce displacement should it be determined to occur. The PEIR shall also evaluate whether the community plan would induce growth (e.g. creation of new roads or utilities needed to accommodate additional growth in the community).

PUBLIC SERVICES AND FACILITIES

Issue 1: Would the SYCPU or EPVVSP promote growth patterns that would result in the need for and/or provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives to the following public services?

The PEIR shall include a discussion of the public facilities serving the community including police and fire protection, schools, libraries and parks. Current response times for police and fire services shall be identified. Current enrollment information for affected schools shall be included. The capacity of the existing library shall be identified. An inventory of existing and planned recreation facilities shall also be included. The PEIR shall evaluate the potential impacts of the additional population and land uses associated with the proposed Plans on the ability of these facilities to meet the anticipated service demand. Should impacts be identified, the PEIR shall, to the degree possible, determine if new or expanded facilities would be required to meet the additional demand, and discuss potential physical changes which could accompany these facilities.

PUBLIC UTILITIES

Issue 1: Would the proposed SYCPU or EPVVSP result in the use of excessive amounts of water beyond projected available supplies?

Issue 2: Would the proposed SYCPU or EPVVSP promote growth patterns resulting in the need for and/or provision of new or physically altered utilities the construction of which could cause significant environmental impacts in order to maintain service ratios, or other performance objectives?

Issue 3: Would the proposed SYCPU or EPVVSP result in impacts to solid waste management, including the need for construction of new solid waste landfills; or result in a land use plan that would not promote the achievement of a 75 percent target for waste diversion and recycling as required under AB 341?

Issue 4: Would the proposed SYCPU or EPVVSP result in the use of excessive amounts of electrical power, fuel or other forms of energy?

A Water Supply Assessment (WSA) shall be prepared to identify the ability of future water supplies to meet the demand generated by the development in accordance with the Plans. The WSA shall provide a discussion of water supply, and whether project build-out under each of the proposed Plans was considered in the 2010 Urban Water Management Plan; an identification of water usage and customers served in each community, including commercial and residential usage; a determination of the water supply necessary to serve the demand of both short-term and long-term build-out; an

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

The WSA shall serve as the basis for the discussion of water supply and consumptions in the PEIR. The PEIR shall also describe measures/policies included within the proposed Plans that could potentially reduce the use of water.

A technical report shall be prepared, and included as an appendix to the PEIR, to evaluate the ability of the water and sewer infrastructure in the City and community to meet the needs of future development under the Plans. The analysis shall identify any deficiencies in the infrastructure, and to the degree possible, identify future improvements which could be implemented to overcome identified deficiencies.

The PEIR shall summarize the discussion of energy from separate PEIR section devoted to energy.

ENERGY

Issue 1: Would the proposed project result in the use of excessive amounts of electricity or fuel and other forms of energy (e.g., natural gas, oil)?

The PEIR section shall address the estimated energy use for the project and assess whether the project would generate a demand for energy (electricity and/or natural gas) that would exceed the planned capacity of the energy suppliers. A description of any energy and/or water saving project features should also be included in this section. (Cross-reference with GHG Emissions discussion section as appropriate.) This section shall describe any proposed measures included as part of the project directed at conserving energy and reducing energy consumption, and shall address all applicable issues described within Appendix F of the CEQA Guidelines.

GEOLOGY AND SOILS

Issue 1: Would the proposed project result in the exposure of people or property to geologic hazards such as ground shaking, fault rupture, landslides, mudslides, ground failure, or similar hazards?

Issue 2: Would the proposed project result in a substantial increase in wind or water erosion of soils?

Issue 3: Would the proposed project result in structures being located on a geologic unit or soil that is unstable or that would become unstable and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

A “desktop” Geologic Study shall be prepared and included as an appendix to the PEIR. This study will serve as the primary basis for the PEIR discussion of geology and soils. The study shall be based on a review of available reports and maps and preparation of a geologic map that shows potential geologic hazard areas (faults, landslides) and areas where known adverse soil conditions have been found for each community. This study shall include a summary of the geologic hazards and soil conditions for the community including ground shaking, ground failure, landslides, erosion, and geologic instability shall be addressed, as well as seismicity and seismic hazards created by faults present in the project area. The study shall discuss the City, state and federal regulations that mandate construction features which avoid significant risk related to geologic hazards. As appropriate, mitigation measures will be identified.

PALEONTOLOGICAL RESOURCES

Issue 1: Would the proposed project allow development to occur that could significantly impact a unique paleontological resource or a geologic formation possessing a medium or high potential for the occurrence of sensitive paleontological resources?

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

E. OTHER MANDATORY DISCUSSION AREAS

The PEIR shall include separate sections summarizing: (1) the significant effects of the proposed Plans which cannot be avoided, and (2) the significant irreversible environmental changes which would be involved if the Plans are implemented.

F. GROWTH INDUCEMENT

This section shall address ways in which the proposed Plans could induce substantial population growth; substantially alter the planned location, distribution, density, or growth rate of the population of an area; or include extensions of roads or other infrastructure not assumed in the community plan or adopted Capital Improvements

Project list, when such infrastructure exceeds the needs of the project and could accommodate future development. The consequences of growth shall be evaluated, as well as the potential for impacts to occur in surrounding areas as a result of project implementation.

G. CUMULATIVE IMPACTS

The PEIR shall include an evaluation of cumulative impacts. In accordance with State CEQA Guidelines Section 15130 the discussion will be based on either: “(A) a list of past, present, and probably future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative effect. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.” The PEIR shall summarize the overall short-term and long-term impacts the proposed project could have in relation to other planned and proposed projects in the project area.

H. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the PEIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the PEIR. For the proposed project, these include agricultural and forestry resources and mineral resources. It is possible that other issue areas shall be included in this section based upon the results of technical analyses not completed as of the publication of the NOP. Additionally, as supplementary information is submitted, the PEIR may need to be expanded to include additional areas. The justification for these findings shall be summarized in the PEIR.

I. ALTERNATIVES

The PEIR should analyze reasonable alternatives that avoid or mitigate the significant environmental impacts associated with the proposed Plans. These alternatives should be identified and discussed in detail, and should address all significant impacts. The alternative's 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.

At a minimum, the No Project Alternative, described below, shall be discussed in the PEIR. The No Project Alternative should discuss the potential environmental effects associated with buildout of the community plan area pursuant to the currently adopted San Ysidro Community Plan. This alternative should compare the environmental effects of

buildout under the adopted plan with those associated with the proposed community plan update.

Based on the results of the environmental analysis in the PEIR, additional alternatives shall be included which are focused on reducing specific significant impacts associated the proposed community plan update. For example, a Reduced Residential Density Alternative could be considered as a way to reduce transportation/circulation impacts.

In addition, the alternatives analysis shall identify which alternative is the “environmentally preferred alternative”.

J. MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Framework should be prepared to provide guidance for development projects that would tier off the PEIR to demonstrate compliance with the Community Plan Update and the Specific Plan. The Mitigation Framework should be clearly identified, discussed, and its effectiveness assessed in each issue section of the PEIR. The separate Mitigation Framework should also be contained (verbatim) in a Mitigation Monitoring and Reporting Program (MMRP) that will be attached to the PEIR.

K. OTHER

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