



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

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**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 18<sup>th</sup>**, 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](mailto: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)

State Clearinghouse (46A)

California Coastal Commission (47)

California Air Resources Board (49)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)

County of San Diego Department of Planning & Land Use (68)

County Water Authority (73)

City of San Diego

Mayor's Office (91)

Councilmember Lightner, District 1 (MS 10A)

Councilmember Zapf District 2 (MS 10A)

Councilmember Gloria, District 3 (MS 10A)

Councilmember Cole, District 4 (MS 10A)

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)

Metropolitan Transit System (112)

San Diego Gas & Electric (114)

Metropolitan Transit System (115)

The San Diego River Park Foundation (163)

San Diego Unified School District (132)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182)

Endangered Habitats League (182A)

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)

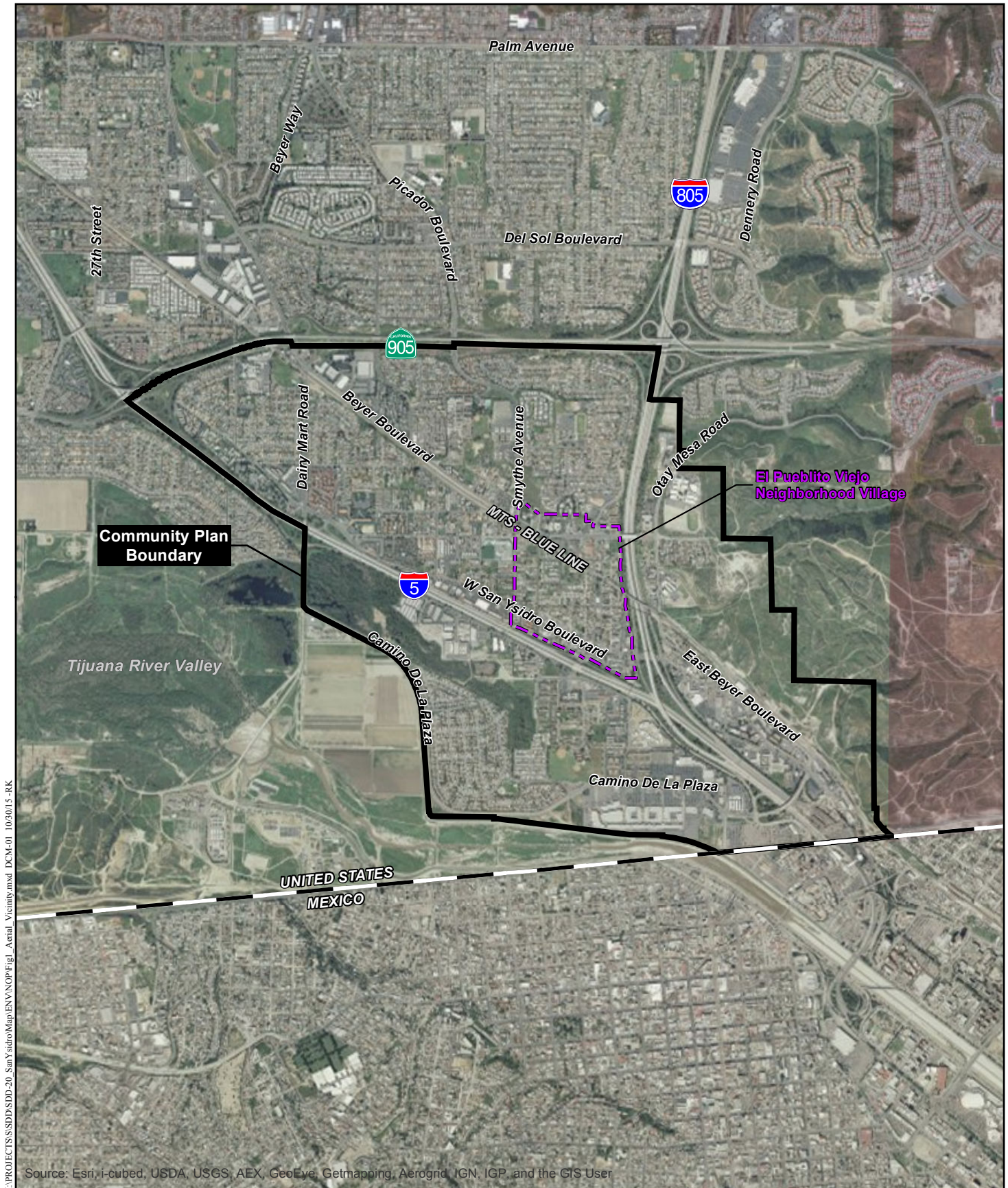
Kuumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225A-S)

San Ysidro Planning Group (433)

United Border Community Town Council (434)

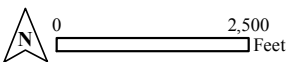
San Ysidro Chamber of Commerce



## 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 18<sup>th</sup> 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.



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

November 4, 2015

To: Reviewing Agencies

Re: San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan EIR  
SCH# 2015111012

Attached for your review and comment is the Notice of Preparation (NOP) for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan EIR 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:

Rebecca Malone  
City of San Diego  
1010 Second Avenue, MS 614C  
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) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015111012  
**Project Title** San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan EIR  
**Lead Agency** San Diego, City of

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**Type** NOP Notice of Preparation  
**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.

---

**Lead Agency Contact**

<b>Name</b>	Rebecca Malone		
<b>Agency</b>	City of San Diego		
<b>Phone</b>	(619) 446-5371	<b>Fax</b>	
<b>email</b>			
<b>Address</b>	1010 Second Avenue, MS 614C		
<b>City</b>	San Diego	<b>State</b> CA	<b>Zip</b> 92101

---

**Project Location**

<b>County</b>	San Diego		
<b>City</b>	San Diego		
<b>Region</b>			
<b>Cross Streets</b>			
<b>Lat / Long</b>			
<b>Parcel No.</b>			
<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>

---

**Proximity to:**

<b>Highways</b>	905
<b>Airports</b>	
<b>Railways</b>	
<b>Waterways</b>	Tijuana River, Pacific Ocean
<b>Schools</b>	San Diego Unified
<b>Land Use</b>	

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; State Coastal Conservancy; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board; Regional Water Quality Control Board, Region 9

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<b>Date Received</b>	11/04/2015	<b>Start of Review</b>	11/04/2015	<b>End of Review</b>	12/03/2015
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# NOP Distribution List

County: San Diego

SCH#

2015111012

## Resources Agency

☒ Resources Agency

Nadell Gayou

☐ Dept. of Boating & Waterways

Denise Peterson

☒ California Coastal Commission

Elizabeth A. Fuchs

☐ Colorado River Board

Lisa Johansen

☐ Dept. of Conservation

Elizabeth Carpenter

☐ California Energy Commission

Eric Knight

☐ Cal Fire

Dan Foster

☐ 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

Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife

Scott Flint

Environmental Services Division

☐ Fish & Wildlife Region 1

Curt Babcock

☐ Fish & Wildlife Region 1E

Laurie Hamsberger

☐ Fish & Wildlife Region 2

Jeff Drongesen

☐ Fish & Wildlife Region 3

Charles Armor

☐ Fish & Wildlife Region 4

Julie Vance

☒ Fish & Wildlife Region 5

Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6

Tiffany Ellis

Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M

Heidi Calvert

Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M

George Isaac  
Marine Region

## Other Departments

☐ Food & Agriculture

Sandra Schubert  
Dept. of Food and Agriculture

☐ Depart. of General Services

Public School Construction

☐ Dept. of General Services

Anna Garbeff  
Environmental Services Section

☐ Delta Stewardship Council

Kevan Samsam

☐ Housing & Comm. Dev.

CEQA Coordinator  
Housing Policy Division

## Independent

## Commissions, Boards

☐ Delta Protection Commission

Michael Machado

☐ OES (Office of Emergency Services)

Marcia Scully

☒ Native American Heritage Comm.

Debbie Treadway

☐ Public Utilities Commission

Supervisor

☐ Santa Monica Bay Restoration

Guangyu Wang

☐ State Lands Commission

Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)

Cherry Jacques

## Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics

Philip Crimmins

☐ Caltrans - Planning

HQ LD-IGR  
Terri Pencovic

☒ California Highway Patrol

Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1

Rex Jackman

☐ Caltrans, District 2

Marcelino Gonzalez

☐ Caltrans, District 3

Eric Fredericks - South  
Susan Zanchi - North

☐ Caltrans, District 4

Patricia Maurice

☐ Caltrans, District 5

Larry Newland

☐ Caltrans, District 6

Michael Navarro  
Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8

Mark Roberts

☐ Caltrans, District 9

Gayle Rosander

☐ Caltrans, District 10

Tom Dumas

☒ Caltrans, District 11

Jacob Armstrong

☐ Caltrans, District 12

Maureen El Harake

## Cal EPA

☒ Air Resources Board

All Other Projects  
Cathi Slaminski

☐ Transportation Projects

Nesamani Kalandiyur

☐ Industrial/Energy Projects

Mike Tollstrup

☐ State Water Resources Control Board

Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board

Karen Larsen  
Division of Drinking Water

☐ 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

☐ Conservancy



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



December 3, 2015

Ms. Rebecca Malone, Environmental Planner  
City of San Diego Planning Department  
1010 Second Avenue, Mail Station 614C  
San Diego, California 92101

**Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan (Project No. 310690/SCH # 2015111012)**

Dear Ms. Malone:

The Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (DPEIR) for the San Ysidro Community Plan Update (SYCPU) and El Pueblito Viejo Village Specific Plan, City of San Diego, County of San Diego. The City of San Diego has an approved Subarea Plan (SAP) and Implementing Agreement (IA) under the Natural Community Conservation Planning program. The DPEIR for the proposed project must ensure and verify that all requirements and conditions of the SAP and IA are met. The DPEIR should also address biological issues that are not addressed in the SAP and IA, such as specific impacts to and mitigation requirements for wetlands or sensitive species and habitats that are not covered by the SAP and IA. Issue areas in the DPEIR that may be influenced by the SAP and IA include "Land Use," "Landform Alteration/Visual Quality," "Traffic/Circulation," "Biological Resources," "Drainage/Urban Runoff/Water Quality," "Noise," and "Cumulative Effects." 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 SAP.

According to the scoping letter, the DPEIR shall include a programmatic level biological resources technical report that includes an evaluation of existing documents and recent aerial imagery in order to determine the biological resources within the community plan area. The scoping letter also states, "Sensitive biological resources shall be plotted on the base map on literature review and the types of suitable habitat present in the community planning area." The Department reviewed aerial images (via the California Natural Diversity Database) of lands within and adjacent to the boundaries of the SYCPU area. The aerial images reveal vacant open space, both privately and publicly owned (i.e., City of San Diego - Assessor Parcel Numbers (APN) 638-170-18, 638-170-19 and 638-070-71) along the east boundary of the SYCPU area. The above referenced City-owned APNs appear to be impacted by off-road vehicle activities. The City's Multi-Habitat Planning Area (MHPA) extends through a portion of APN 638-070-71. The Department is particularly concerned with the extent of impacts that are evident on the City APNs, as well as the potential for impacts to spill-over into the MHPA. Based on the aerial imagery, efforts should be directed towards conducting site-specific assessments of biological resource conditions (including a search for rare, endangered, threatened, or otherwise sensitive resources), including information on the base land use zone for the subject APNs and measures currently in place (or proposed) to minimize/reduce impacts to the subject APNs and the City MHPA. The DPEIR should identify whether a current conflict

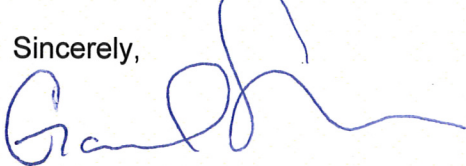


Ms. Rebecca Malone, Environmental Planner  
City of San Diego Planning Department  
December 3, 2015  
Page 2 of 2

exists with an adopted land use designation (or environmental ordinances or goals) based on existing land use impacts.

We appreciate the opportunity to comment on the NOP. Questions regarding this letter and further coordination on these issues should be directed to Paul Schlitt at (858) 467-4230 or [Paul.Schlitt@wildlife.ca.gov](mailto:Paul.Schlitt@wildlife.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Gail K. Sevens", with a long horizontal flourish extending to the right.

Gail K. Sevens  
Environmental Program Manager  
South Coast Region

ec: State Clearinghouse, Sacramento  
David Zoutendyk, U.S. Fish and Wildlife Service, Carlsbad



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

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November 19, 2015

11-SD-VAR

(5, 805, 905)

San Ysidro Community Plan Update

SCH# 2015111012

Ms. Rebecca Malone  
City of San Diego  
Planning Department  
1010 Second Avenue, MS 614C  
San Diego, CA 92101

Dear Ms. Malone:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of San Diego's (City) San Ysidro Community Plan Update (Plan), for which the area is served by Interstate 5 (I-5), Interstate 805 (I-805), and State Route 905 (SR-905). The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of infill, conservation, and efficient development. To ensure a safe, efficient, and reliable transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multi-modal transportation network.

Caltrans has reviewed the Notice of Preparation (NOP) for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan draft Environmental Impact Report (EIR), and has the following comments:

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 strongly encourages local agencies to work towards a safe, functional, interconnected, multi-modal system.

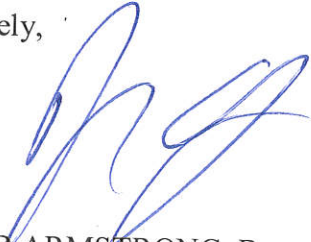
Caltrans supports the concept of a local circulation system that is pedestrian, bicycle, and transit-friendly in order to enable residents to choose alternative modes of transportation. As a result, potential transit mitigation for development impacts should also be analyzed, such as improved transit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

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction, as well as coordinate with Caltrans as development proceeds and funds become available to ensure that the capacity of on-/off-ramps is adequate.

Please note that any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Additional information regarding encroachment permits may be obtained by contacting the Caltrans District 11 Encroachment Permits Office at (619) 688-6158 or visiting the following website:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>. Early coordination with Caltrans is strongly advised for all encroachment permits.

Caltrans appreciates the continued coordination with City staff and community representatives on this Plan. If you have any questions, please contact Kimberly Dodson at (619) 688-2510.

Sincerely,



JACOB ARMSTRONG, Branch Chief  
Development Review Branch

Enclosures

Caltrans comment letter, July 31, 2015  
Caltrans comment letter, January 29, 2015

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

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July 31, 2015

11-SD-VAR

(5, 805, 905)

San Ysidro Community Plan Update

Public Review Draft Apr 2015

Mr. Tanner French  
City of San Diego  
Planning Department  
1222 First Avenue, MS 413  
San Diego, CA 92101

Dear Mr. French:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of San Diego's (City) San Ysidro Community Plan Update (Plan), for which the area is served by Interstate 5 (I-5), Interstate 805 (I-805), and State Route 905 (SR-905). The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of infill, conservation, and efficient development. To ensure a safe, efficient, and reliable transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multi-modal transportation network.

Caltrans has reviewed the Public Review Draft dated April 2015 for the Plan, and has the following comments:

Please capitalize all references to the State Highway System, such as revising "interstate 5" to "Interstate 5" on page 1-3.

***Chapter 1.2: Community Vision and Key Objectives, Chapter 2: Land Use Element***

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 strongly encourages local agencies to work towards a safe, functional, interconnected, multi-modal system.

Caltrans supports the concept of a local circulation system that 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 that can improve mobility and alleviate traffic impacts to State facilities.

***Chapter 2.6: Port of Entry District***

Caltrans appreciates the acknowledgement of the interagency collaboration between Caltrans, the City, the San Diego Association of Government (SANDAG), and the Metropolitan Transit System (MTS) on the San Ysidro Intermodal Transportation Center Study, partially funded by the a Federal Transit Administration (FTA) Section 5304 Transit Planning grant awarded by Caltrans.

***Chapter 3: Mobility Element, Final Mobility Concept Study***

As of January 1, 2011, Assembly Bill 1358 requires that any substantive revision of the circulation element of a general plan include planning for a balanced multi-modal transportation network that meets the needs of all users of streets, roads, and highways in a manner that is suitable to the context of the general plan. The Act defines all users as motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. Caltrans supports Complete Streets policies and continues to implement our own Complete Streets directive, DD-64-R1.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction, as well as coordinate with Caltrans as development proceeds and funds become available to ensure that the capacity of on-/off-ramps is adequate.

Caltrans previously reviewed the Plan's Traffic Analysis Memo dated November 21, 2014, which served as a traffic impact study to determine potential impacts to State facilities and propose appropriate mitigation measures. In response, Caltrans sent a letter on January 29, 2015 that is enclosed for your reference. Caltrans agrees with the findings of the Final Mobility Concept Study dated April 1, 2015 that is based on the previous Traffic Analysis Memo.

***Chapter 4.5: Pedestrian-Oriented Design, Chapter 4.11: Gateways and Signage***

Inherent in Caltrans's mission is the need for context sensitive solutions that consider collaborative, community-sensitive approaches to transportation decision-making. While Caltrans advocates enhancements to State facilities that promote a community's vision and needs, Caltrans will continue to require appropriate justification for exceptions to design standards. For pedestrian overcrossing improvements and signage installation, all landscape and irrigation improvements shall conform to Caltrans's policies for design construction and maintenance. All lighting (including reflected sunlight) should be placed and/or shielded so as not to be hazardous to motorists traveling on I-5, I-805, and/or SR-905. Sign plans for any proposed freeway-oriented community identification signage should be provided to Caltrans for review and, depending on proposed sign location, approval. The plans should depict the layout, roadway setback, orientation, glare intensity, and sign size.

Please note that any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Additional information regarding encroachment permits may be obtained by contacting the Caltrans District 11 Encroachment Permits Office at

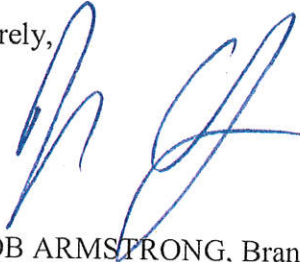
(619) 688-6158 or visiting the following website:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>. Early coordination with Caltrans is strongly advised for all encroachment permits.

***Chapter 7: Recreation Element***

For any proposed parks/park equivalencies on State R/W, further coordination is needed between Caltrans and the City to determine if the R/W can be declared excess and sold to a third party, and if not, to pursue an airspace lease. Caltrans policy allows for transportation compatible uses within the airspace defined as "any property within right of way limits of an existing highway... that is capable of other development without undue interference with the operation and foreseeable future expansion of the transportation corridor" and includes "area in cut or fill slopes" (Caltrans Right-of-Way Manual, Section 15.01.01.01). Furthermore, Marler-Johnson Park Agreements (Section 15.04.01.05) allows a local agency to request use of Caltrans airspace for park or recreational purposes; Marler-Johnson agreements may be offered for a period of ten years with five-year extensions.

Caltrans appreciates the continued coordination with City staff and community representatives on this Plan. If you have any questions, please contact Connery Cepeda, Community Planning Liaison, at (619) 688-6003.

Sincerely,



JACOB ARMSTRONG, Branch Chief  
Development Review Branch

Enclosures

Caltrans comment letter, January 29, 2015

c: Sara Osborn, City of San Diego



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

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January 29, 2015

11-SD I-5 & I-805  
San Ysidro Community Plan Update  
Traffic Memo Nov 2014

Mr. Tanner French  
City of San Diego  
Planning Department  
1222 First Avenue, MS 413  
San Diego, CA 92101

Dear Mr. French:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Traffic Analysis Memo dated November 2014, for the San Ysidro Community Plan update. Furthermore, Caltrans would like to thank the City and Kimley Horn for referencing the multimodal recommendations made in the San Ysidro International Transportation Center Study and the Border Health Equity Transportation Study. The San Ysidro Community is located at the southern part of the City. The area is served by both Interstate 5 (I-5) and Interstate 805 (I-805). Caltrans has no comments on the Traffic Analysis Memo. However, we would like to submit the following general comments:

The Traffic Operations Policy Directive 13.02 Intersection Control Evaluation (ICE) went into effect in District 11 on October 1, 2013. The policy requires all state right of way projects modifying an intersection be evaluated for the various types of intersection control available and feasible. During the Project Initiation Document (PID) phase the various alternatives are screened for their feasibility. During the Project Report (PR) phase, those feasible alternatives are evaluated to choose the final alternative. The recommended roundabout improvements may or may not work effectively during the PM Peaks.

Caltrans would like to reiterate comments from our previous September 2010 coordination meeting regarding mobility concepts:

Dairy Mart Road Improvements:

Caltrans has no issues with the road improvements.

Via de San Ysidro interchange improvements:

Caltrans has no issues with the proposed off-ramp. Potential issues for the proposed on-ramp include; bridge work will be needed (widening), and spacing.

Camino de la Plaza:

Geometric issues with the pedestrian bridge relative to the off-ramp will need to be further evaluated. It is recommended that the proposed on-ramp off-the-bridge will only service I-805, not both I-5 and I-805.

New Interchange at I-805 at Beyer Boulevard

It is understood that a new Interchange at I-805/Beyer Boulevard is no longer proposed. The study shows a new pedestrian/bike bridge proposal.

Please coordinate with Caltrans.

The proposed pedestrian/bicycle overcrossing at Beyer Blvd described in page 68 of the Draft TIS – “To cross the I-805 freeway, a new bicycle designated bridge would need to be constructed to keep bicycles at the same elevation as the trolley lines”, and the proposed improvements to the existing pedestrian/bicycle overcrossings (Draft TIS page 74) – “There are two existing pedestrian bridges in the Community that provide connection across the I-5 and I-805 freeways. The Willow Bridge provides a connection across the I-5 and the Beyer Bridge provides connection across the I-805. It is recommended that lighting improvements be implemented along each of these two bridges in addition to landscape improvements at both ends of the bridges. The recommended lighting and landscape improvements would enhance the pedestrian connectivity and encourage active transportation through the community by making these two important pedestrian connections more inviting to residents and tourist [sic].”

Realign the on-ramp at E. San Ysidro Boulevard. to Center Street.

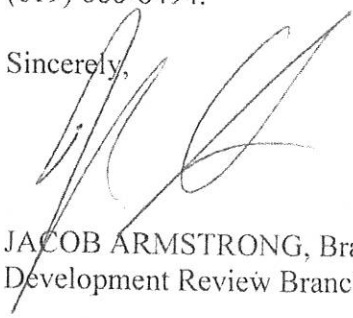
Caltrans has no issues with the proposed realignment, but we would like to encourage coordination to address access, spacing and signal.

Bike/Pedestrian Lane along Caltrans Right-of-Way (R/W)

Caltrans would need to review the detailed plans of any improvements within State R/W.

If you have any questions, please contact Roger Sanchez of the Development Review branch at (619) 688-6494.

Sincerely,



JACOB ARMSTRONG, Branch Chief  
Development Review Branch



Rebecca Malone, Associate Planner  
City of San Diego Planning Department  
1010 Second Avenue, MS614C  
San Diego, CA 92101

December 4, 2015

Via email: [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov)

**Re: Project 310690, San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan- Climate Action Campaign Comments**

Dear Ms. Malone,

On behalf of Climate Action Campaign (CAC), please accept these scoping comments on the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan preparation of a Program Environmental Impact Report. CAC is a watchdog organization dedicated to stopping climate change and protecting San Diego's quality of life.

Our comments pertain primarily to ensuring the Plans and PEIR support and are consistent with the goals of state climate laws and the City's Climate Action Plan—which is likely to be adopted as city policy by the time the PEIR is complete—to reduce greenhouse gas emissions (GHGs), shift to 100% clean energy, increase and improve transit and mobility, eliminate waste, and increase tree coverage.

**Project Objectives**

CAC suggests the project objectives should include the following:

- Reduce greenhouse gas emissions consistent with and supportive of the goals of the City's Climate Action Plan and state climate laws, including Executive Orders B-30-15 (reduce GHG emissions by 40% below 1990 levels by the year 2035) and S-3-05 (reduce GHG emissions by 80% below 1990 levels by 2050).
- Support and achieve consistency with the goals of the City's Climate Action Plan to shift to 100% clean energy; increase and improve transit and mobility so 50% of commuters in transit priority areas will use alternative and active transit; increase tree coverage to 35%; eliminate waste; and support social equity and quality jobs.

**Greenhouse Gas Emissions**

The PEIR should analyze if the project would reduce greenhouse gas emissions consistent with and supportive of the goals of the City's Climate Action Plan (reduce GHGs 50% below 2010 levels by 2035) and state climate laws, including Executive Orders B-30-15 (reduce GHG emissions by 40% below 1990 levels by the year 2035) and S-3-05 (reduce GHG emissions by 80% below 1990 levels by 2050).

**Land Use and Transportation/Traffic**

The PEIR should analyze the project's consistency with the goals of the City's Climate Action Plan to increase and improve transit and mobility to achieve 50% of commuters in transit priority areas using alternative and active transit by 2035, as well as support social equity and quality jobs. Rather than outdated "level of service" measurements for car and truck traffic, success should be measured in terms of share of commuters using transit, walking and biking; improved access via alternative transit to jobs and other community needs; and reduced Vehicle Miles Travelled.



**Population and Housing**

The PEIR should analyze the project's consistency with the Climate Action Plan's goals for social equity and support for affordable, appropriately sited, transit-oriented housing to that all San Diegans in transit-priority areas can access convenient, affordable, and safe transit, walking, and biking opportunities and that low-income populations will not be displaced.

**Biological Resources**

The PEIR should analyze the project's consistency with the Climate Action Plan's goals to increase urban tree coverage to 35%, in order to provide shading, reduce the need for energy-intensive cooling technologies, and sequester carbon dioxide. The PEIR should also analyze water needs and impacts associated with this.

**Human Health, Public Safety, Hazardous Materials**

The PEIR should analyze the potential impacts of rising sea levels and storm surge that may cause the project to disrupt human health, infrastructure, and public safety. The PEIR should also analyze the project's ability to improve public safety and human health with safer active transportation infrastructure (bicycling and pedestrian facilities), reduced greenhouse gas pollution, and improved air quality.

**Public Services and Facilities**

The PEIR should analyze the adequacy of public facilities to serve as cooling locations for public access during heat events, which are expected to become more common as climate change becomes more pronounced.

**Energy**

The PEIR should analyze the project's consistency with the goals of the Climate Action Plan to achieve 100% clean energy by 2035, support local solar, and improve energy efficiency and conservation.

Thank you for the opportunity to submit these comments. We look forward to working with the City further to ensure all Community Plan Updates moving forward support the Climate Action Plan.

Sincerely,



Nicole Capretz  
Executive Director  
[nicole@climateactioncampaign.org](mailto:nicole@climateactioncampaign.org)



Kayla Race  
Director of Operations and Programs  
[kayla@climateactioncampaign.org](mailto:kayla@climateactioncampaign.org)



# CITY OF SAN DIEGO

PLANNING DEPARTMENT

ENVIRONMENTAL ANALYSIS

## PUBLIC SCOPING MEETING

### SAN YSIDRO COMMUNITY PLAN UPDATE // NOVEMBER 18, 2015

This meeting is being held pursuant to the *California Public Resources Code Section 21083.9 et seq.*, and is provided to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the proposed Environmental Impact Report (EIR) for the project described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting, or mail to the address noted on the back of this form. Thank You.

Comments: You have already over  
Built in San Ysidro, with no ~~out~~  
outlet for traffic, it would be  
better if you leave San Ysidro  
alone. you and developers do not  
live here.

Name

V. COLEMANO

Signature

Address

3827 CORAL SHORES CT SAN YSIDRO CA

92173

Use back of sheet if additional space is necessary.

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



November 10, 2015

Rebecca Malone  
City of San Diego  
Planning Department  
1010 Second Avenue, MS 614C  
San Diego, CA 92101

**Re: San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan**

Dear Ms. Malone:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan Project. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

5 December 2015

To: Ms. Rebecca Malone, Environmental Planner  
Planning Department  
City of San Diego  
1010 Second Avenue, Mail Station 614C  
San Diego, California 92101

Subject: Notice of Preparation of a Draft Program Environmental Impact Report  
San Ysidro Community Plan Update and El Pueblito Viejo Village  
Specific Plan  
Project No. 310690

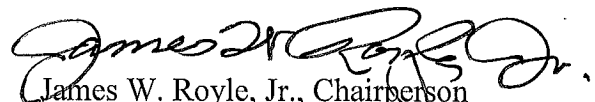
Dear Ms. Malone:

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

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

# VIEJAS

TRIBAL GOVERNMENT

PQ Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 6194453810  
Fax: 6194455337  
[viejass.com](http://viejass.com)

November 12, 2015

Rebecca Malone  
Environmental Planner  
1010 Second Avenue, MS 614C  
San Diego, CA 92101

**RE: San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan, Project No. 310690**

Dear Ms. Malone,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site is has cultural significance or ties to Viejas. Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains. Please call Julie Hagen for scheduling at 619-659-2339 or email [jhagen@viejass-nsn.gov](mailto:jhagen@viejass-nsn.gov). Thank you

Sincerely,

VIEJAS BAND OF KUMEYAAY INDIANS



Name (please print)	Address (please print and include City, state & zip code) or Email address
PEY MEZA	1892 PASO FRATERNIDAD SAN YSMAO, CA 92173
Laura Campos	" "
RUDY VOREZ	171 W SEAWARD AVE 92173
Oswaldo Amores	MTS —
Lourdes Charquero	246 Cottonwood rd. apt 4 San Ysidro
<del>Francis Harris</del>	4907-40 TAMU@SPATHCO.COM
Gabriela Dominguez	202 C street San Diego CA gdominguez@sandiego.gov
ALFREDO RIPA	1388 SAN JARMAN'S 6 P.M.S.N.COM
daniel <del>trujillo</del>	on file
* Raul Millan	raulmillan12@gmail.com
Alicia Saccos	aliciaja6@gmail.com
Abraham Jacobo	aejacobos6@gmail.com
<del>ADAM</del> ADAMS SMITH	gaddis98@gmail.com

# SIGN IN SHEET

For the

## SAN YSIDRO COMMUNITY PLAN UPDATE ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

Wednesday, November 18, 2015

NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT AND INCLUDE CITY, STATE & ZIP CODE) OR EMAIL ADDRESS
JANET GAYTAN	127 SELLSWAY STREET, SAN YSIDRO CA 92173
ANA GAYTAN	11 11
V. COLEMAN	3827 CARL SHORES CT SAN YSIDRO 92173
STEVE OTTO	1352 B W. SAN YSIDRO BLVD. SY 92173
Bethan Alvin Grangas	
Marlene Byrard	2632 East Beyer Blvd, San Ysidro 92173
Kitty Otto	On File
Ted Shaw	2466 Historic Decatur Rd, San Diego, CA 92106
Michael Freeman	3833 VIA DEL BARDO 92173 michael@cox.net
Jennifer Goudreau	1330 Neptune Ave Encinitas CA 92024
JEFF RITA	P.O. Box 50231, S. Diego 92170 jbr@jeffrita.com
Francisco Castaneda	1909 Isla Del Camen way, San Diego 92173



Name (please print)

Maida Gonzalez

Address (please print and include City, state & zip code) or Email address

153 W. Calle Primera #9 Syl, CA 92113  
maida.gonzalez@yahoo.com



**TRANSCRIPT OF PUBLIC SCOPING MEETING  
ON THE  
SAN YSIDRO COMMUNITY PLAN UPDATE PROGRAM EIR  
NOVEMBER 18, 2015**

Rebecca Malone, Environmental Planner: Good evening and thank you for coming to the Environmental Impact Report public scoping meeting for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan. My name is Rebecca Malone and I am an Environmental Planner for the City of San Diego's Planning Department. These meetings are referred to as EIR Scoping Meetings and are for the purpose of helping to define the scope of work for the EIR.

This meeting is required by the California Environmental Quality Act (CEQA) for projects which may have State-wide, Regional or Area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold, and therefore scheduled this meeting to gather public input prior to the preparation of the project's environmental document.

Environmental review staff are required by the City's Municipal Code to provide the public and decision makers with independently prepared environmental documents which disclose impacts to the physical environment. This information is used by decision-makers as part of the deliberative process in approving or denying a project. The environmental document does not recommend approval or denial, but is provided as information on the environmental impacts of a project.

Now, a few comments about how the meeting will be conducted.

This meeting is designed to get as much public input on areas that need to be addressed in the EIR in the time allotted for this meeting. Therefore, each speaker is asked to introduce themselves, state their address and complete their comments within three minutes. This entire meeting will last 2 hours at most.

In addition to verbal comments, which are being taped for the record, there are forms available from City staff upon which you can provide written comments. We will need to have these comment forms submitted to City staff by the close of the meeting, or you can mail the completed form with your comments to the address listed on the back page. Please remember to put your name and address on the sign-in sheet before you leave the meeting if you would like to receive Notice of Availability for the Draft EIR.

Please refrain from conducting a debate on the merits of the project at this meeting, as this is not the purpose for tonight's gathering. Rather, please focus your comments on those environmental impacts you would like thoroughly analyzed in the project's environmental document. Lastly, I will be acting as the moderator and timekeeper for the duration of the meeting and, therefore, would respectfully request that you yield when notified that your three minutes are up.

This meeting is being conducted in accordance with CEQA for the San Ysidro Community Plan Update on Wednesday, November 18, 2015 at 6:30 p.m.

Thank you for your patience.

My address and email address are also listed on the PowerPoint behind me right now.

So, let's have at [laughter]

Sara Osborn: Does anyone want to make public comments?

Commenter: I guess someone has to start. Not being too familiar with the process and how it's different from the community plan the vision and separately the financing issue. Oh my name is V. Coleman, resident of San Ysidro. You need the address?

Rebecca Malone: No.

Commenter: I guess its context in, when I think of environment, I think of the current environment. A small community as he says but divided by three freeways and the trolley tracks, with uh San Ysidro was a development area for a reason. We have a great deficit in infrastructure the vision and the document talks about connectivity. How does? It really gets down to the money. The vision and the enterprise enormous [inaudible] and the linkage between meeting those, achieving the vision through financing the structure which isn't wholly based on local property values so I don't know that this is an appropriate comment but to me it's a conundrum because we're gonna have, we have a beautiful vision and we're gonna prioritize important projects to achieve that vision but where's the beef? Where's the beef? Thank you.

Commenter: my name is Marta Alicia Gonzales and I think December 4<sup>th</sup> is around the corner and for us to have input into the project is so important. I say this for our community and for those people who are inside and work in this community. It is a very very short time. Besides I declare before you and all the community my lack of knowledge in environmental issues and we like to have consideration for this community and this week we have two days – Thursday and Friday. Next week we have Thanksgiving Day, etc. so we don't have the time. We need time and comprehension for all the City of San Diego and its people who work for the City of San Diego like staff does. Thank you.

Rebecca Malone: I'll insert here that this is purely to get ideas of what environmental issues should be covered in the EIR. Once the EIR is released, you will have time to have comment on the EIR itself.

Sara Osborn, Community Planner: There will be a month and a half process, two month process where you can comment on the document, itself. 45 days.

Rebecca Malone: This closes the public environmental scoping meeting for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan. Your input will be transcribed, considered by City staff for use in the scope of the EIR, and included as part of the official record for the document.

Speakers and commenter's will also be placed on the notification list for further environmental review actions related to this project.

I would also like to remind everyone that this is just the start of the environmental review process and opportunity for public input. There will be other opportunities to provide comment on the project, such as during public review of the draft environmental document and any public hearings.

Thank you for taking the time to participate in the meeting and have a great evening.

Commenter: I am sorry I didn't raise my hand earlier. I'm Kitty Otto, and I care about the impact of the Tijuana River on us and the environment. I think it needs a little cleaning up. I think that's an environment problem for us, and that connectivity would help with the that river valley and our children's ability to reach it. We have a safe bicycle riding program started and I think that's important for our children—that they learn how to ride their bikes safely in San Ysidro. So they can reach those things that they need. Thank you. My name is Kitty Otto, I'm a resident of San Ysidro. Thank you.