

Appendix A: Notice of Preparation and Scoping Comments

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Date of Notice: July 28, 2017

**PUBLIC NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
PLANNING DEPARTMENT**

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 July 28, 2017. 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>

and on the Planning Department website at:

<https://www.sandiego.gov/planning/programs/ceqa>

SCOPING MEETING: A public scoping meeting will be held as a part of the Mission Valley Community Open House hosted by the City of San Diego's Planning Department on **August 12, 2017**, from 10:00 AM to 6:00 PM in the former Bath and Body Works across from Ruby's Diner at the Westfield Mission Valley Mall located at 1640 Camino Del Rio North, San Diego, CA, 92108. The environmental scoping station will be one of multiple stations at the Mission Valley Community Open House, where staff will provide information to the public about the project scope, environmental issues to be analyzed in the PEIR, and how to comment on the NOP. Written comments regarding the scope of environmental issues and alternatives to be analyzed within 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, Suite 1200, MS 413, San Diego, CA 92101** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and Project Number in the subject line within 30 days of the date of the Public Notice above (August 27, 2017). 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/NUMBER: Mission Valley Community Plan Update / Project No. 518009

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 7

PROJECT DESCRIPTION: The project is a comprehensive update of the Mission Valley Community Plan, which was originally adopted in 1985 and has undergone over 20 amendments since. As shown in attached Figure 1, Mission Valley is in the geographic center of the city, is accessible from I-5, I-8, I-15, I-805 and SR 163, and is served by the Green Line Trolley, which

connects Mission Valley to Downtown San Diego and the citywide transit network. Mission Valley is a regional center of offices, hotels, and retail businesses, with a growing residential community. The San Diego River lies at the foot of the valley, flowing east to west.

The Community Plan Planning Area is generally bounded by Friars Road and the northern slopes of the valley on the north, the eastern banks of the San Diego River on the east, the southern slopes of the valley on the south, and Interstate 5 on the west, encompassing an area of approximately five square miles. Figure 2 shows the planning boundaries. Mission Valley is bordered by several other community planning areas: Old Town San Diego, Uptown, Greater North Park, Normal Heights, Kensington-Talmadge, and College Area to the south, Navajo to the east, Tierrasanta, Kearny Mesa, Serra Mesa, and Linda Vista to the north, and Mission Bay Park to the west.

The Community Plan is being updated through a community-driven process that entails community workshops and open houses, stakeholder meetings, online engagement, and other outreach activities. A subcommittee of the Mission Valley Community Planning Group is also actively engaged in the process. The updated Community Plan is anticipated to include policies and actions to foster a mixed-use, transit-oriented, and pedestrian-friendly Mission Valley community, promote additional housing to accommodate a diverse range of household sizes and incomes, enhance the San Diego River, and provide additional open spaces. More information on the project and efforts to date can be found on the project website <https://www.sandiego.gov/planning/community/cpu/missionvalley>

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: **Air Quality, Biological Resources, Energy Conservation, Geology and Soils, Greenhouse Gas Emissions, Historical Resources, Public Safety/Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Transportation/Circulation, Tribal Cultural Resources, and Visual Effects and Neighborhood Character.** Topics not proposed to be analyzed in the PEIR are Agricultural Resources and Mineral Resources due to a lack of presence of these resources in the Planning Area.

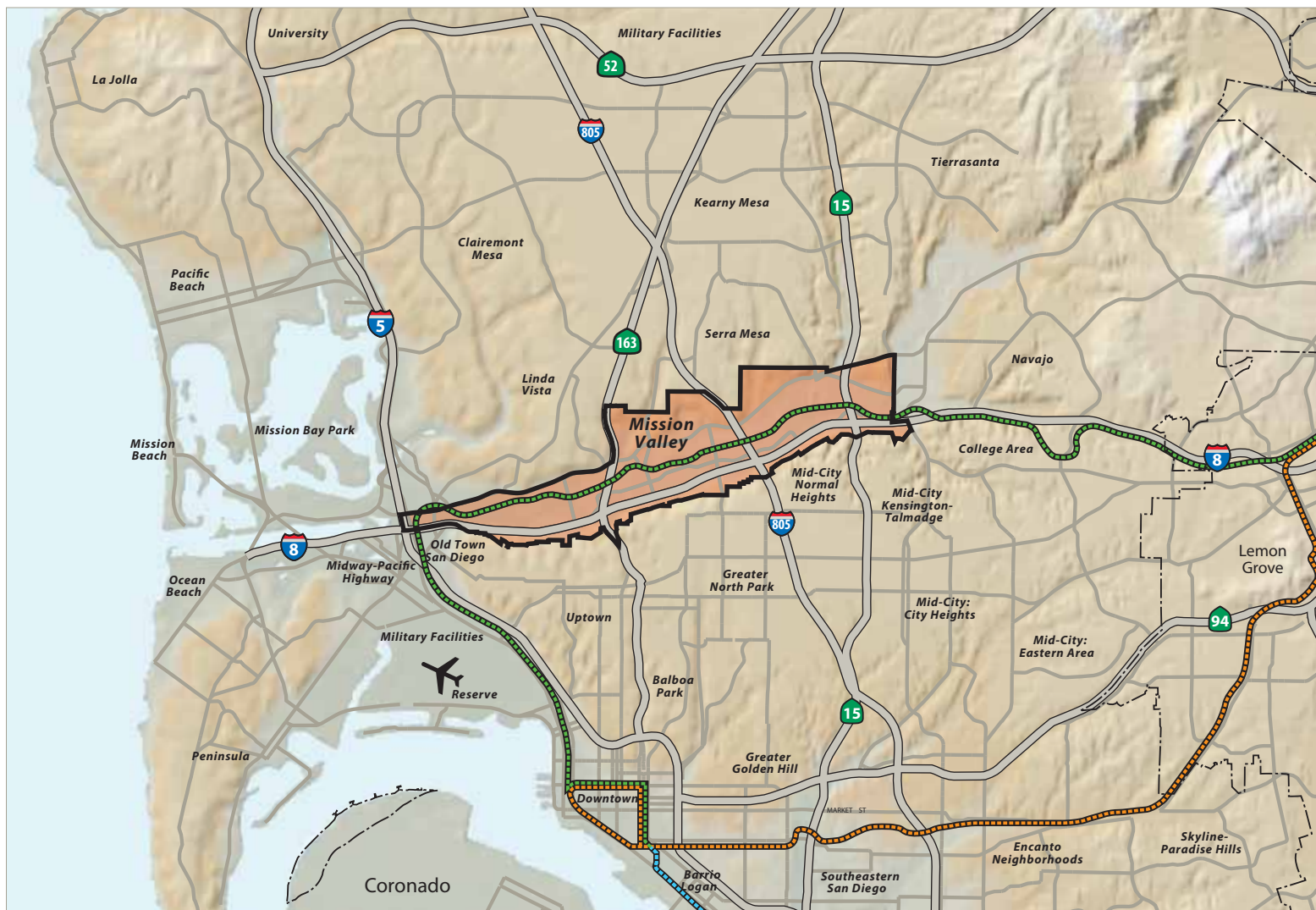
AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact Rebecca Malone at (619) 446-5371. For information regarding public meetings/hearings on this project, contact the Project Manager, Nancy Graham, at (619) 236-6891. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 28, 2017.

Alyssa Muto
Deputy Director
Planning Department

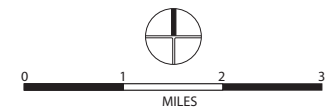
DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Mission Valley Regional Location
Figure 2: Mission Valley Community Plan Boundary



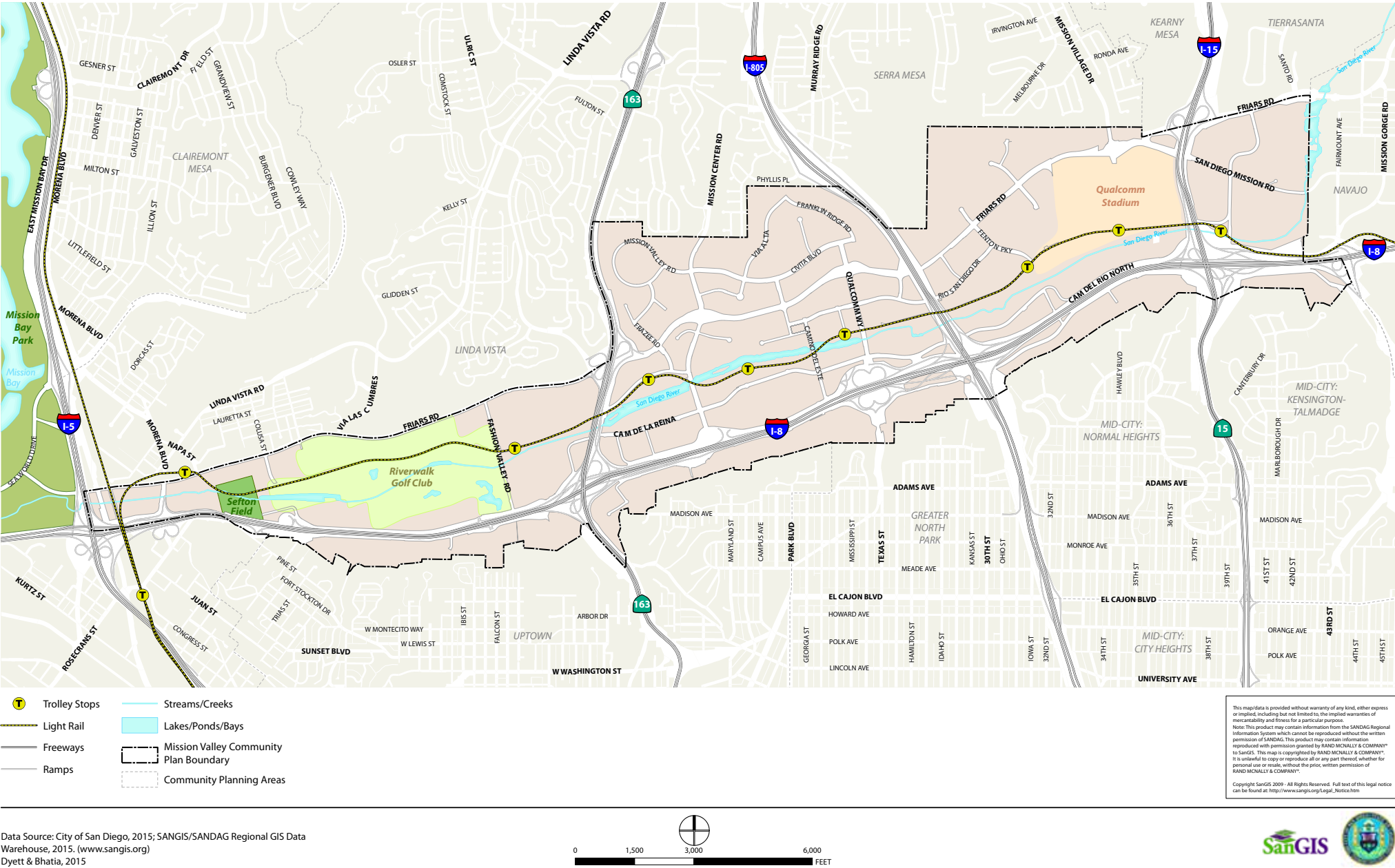
**Figure 1:
Mission Valley
Regional Location**

- Mission Valley Community Planning Area
- Orange Line Trolley
- Blue Line Trolley
- Greenline Trolley
- City Limits



Source: City of San Diego, 2014; SanGIS Regional Data Warehouse, 2014; Dyett & Bhatia, 2015.

Figure 2: Mission Valley Community Plan Boundary



Distribution:

Federal Government

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)

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California Regional Water Quality Control Board (44)

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Councilmember Zapf District 2

Councilmember Ward, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Councilmember Gomez, District 9

Planning Department

R. Malone

N. Graham

J. Murphy

A. Muto

L. Black

B. Schoenfisch

M. Gardiner

S. Hajjiri

E. Alforja

C. Hooker

N. Siodmok

E. Pascual

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department (81)

Central Library (81A)

Mission Valley Branch Library (81R)

Historical Resources Board (87)
Park & Recreation (89)
Wetlands Advisory Board (91A)

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San Diego Gas & Electric (114)
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Serra Mesa Planning Group (263A)
Tierrasanta Community Council (464)
Uptown Planners (498)

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

4050 TAYLOR STREET, MS 240

SAN DIEGO, CA 92110-2714

PHONE (619) 688-6968

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

August 21, 2017

11-SD-VAR

(5, 163, 805, 15, 8)

Mission Valley Community Plan Update

EIR NOP SCH# 2017071066

Rebecca Malone

City of San Diego

1010 Second Avenue, Suite 1200, MS 413

San Diego, CA 92101

Dear Ms. Malone:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Notice of Preparation for the Mission Valley Community Plan Update (Plan) Draft Environmental Impact Report (EIR), area served by Interstate 5 (I-5), State Route 163 (SR-163), Interstate 805 (I-805), Interstate 15 (I-15), and Interstate 8 (I-8). 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.

Transportation Impact Study

A Transportation Impact Study (TIS) is necessary to determine the proposed Plan's near-term and long-term impacts to State facilities, including an analysis of existing and proposed conditions.

- The geographic area examined in the TIS should include, at a minimum, all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacity. A focused analysis may also be necessary if there is an increased risk of a potential traffic accident. In addition, the TIS could also consider implementing vehicles miles traveled (VMT) analysis into the modeling projections.

- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Any increase in goods movement operations and its impacts to State highway facilities should be addressed in the TIS.
- The data used in the TIS should not be more than 2 years old.
- The study should use as a guideline the Caltrans Guide for the Preparation of Traffic Impact Studies. www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf.
- Please provide the electronic analysis, Synchro files version 8, and other technical appendices with the TIS to facilitate the review process.

Mitigation

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

Mitigation measures for proposed intersection modifications are subject to the Caltrans Intersection Control Evaluation (ICE) policy (Traffic Operation Policy Directive 13-02). The policy requires all State Right of Way (R/W) projects modifying an intersection be evaluated for the various types of intersection control. Please refer to the policy for more information and requirements <http://www.dot.ca.gov/trafficops/ice.html>

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

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated

transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Land Use and Smart Growth

Caltrans recognizes 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 local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation system integrated through applicable "smart growth" type land use planning and policies.

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.

Any work performed within Caltrans right-of-way (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. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans's R/W, and any corresponding technical studies.

Caltrans appreciates the continued coordination with City staff and community representatives on this community plan update. If you have any questions, please contact Vanessa De La Rosa, Community Planning Liaison, at (619)688-4289 or by e-mail sent to vanessa.delarosa@dot.ca.gov.

Sincerely,



ROY ABBOD, Acting Branch Chief
Local Development and Intergovernmental Review Branch



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



August 24, 2017

Rebecca Malone, Environmental Planner
City of San Diego Planning Department
1010 Second Avenue, Suite 1200, MS 413
San Diego, California 92101
PlanningCEQA@sandiego.gov

**Subject: Comments on the Notice of Preparation for the
Mission Valley Community Plan Update, City of San Diego,
San Diego County, California (Project # 518009, SCH # 2017071066)**

Dear Ms. Malone:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Mission Valley Community Plan Update (proposed project). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code [FGC] § 2050 et seq.) and FGC section 1600 et seq.

The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP) and through the planning of the City's Draft Vernal Pool Habitat Conservation Plan.

The proposed project would update of the Mission Valley Community Plan, originally adopted in 1985 and amended more than 20 times. The updated Mission Valley Community Plan is anticipated to include policies and actions to foster a mixed-use, transit-oriented, and pedestrian-friendly Mission Valley community, promote additional housing, enhance the San Diego River, and provide additional open spaces.

Mission Valley is in the geographic center of the City and is a regional center of offices, hotels, retail businesses, and a growing residential community. The San Diego River lies at the foot of the valley, and flows east to west. The Mission Valley Community Planning area is generally bounded by Friars Road and the northern slopes of the valley to the north, the eastern banks of the San Diego River on the east, the southern slopes of the valley to the south, and Interstate 5 to the west, encompassing an area of approximately 5 square miles.

The Department offers the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources.

Based on the limited project details given in the NOP, we recommend that the Programmatic Environmental Impact Report (PEIR) provide a clear description of the purpose, goals, and objectives for the Mission Valley Community Plan update. This information is critical in

determining the most appropriate alternative while meeting most of the project objectives and avoiding and minimizing impacts to biological resources.

The Mission Valley Community Plan Update has the potential to impact both directly and indirectly, riparian habitat and sensitive species within the San Diego River Corridor by introducing additional public uses within and immediately adjacent to the San Diego River corridor, and by increasing the density of development adjacent to the San Diego River. The Department has expressed concern for locating intensive land uses, developments within the San Diego River corridor, and the edge effects developments have on biological resources located therein.

The Department considers the proposed update to the Mission Valley Community Plan as a prime opportunity, and most logical juncture to develop Area Specific Management Directives (as defined under the City MSCP SAP), and finalize the draft Mission Valley Natural Resources Management Plan (NRMP)—an element the Department previously opined as being critical for ensuring compliance with the City's SAP. The City began working on the draft NRMP in 2003 utilizing a Local Assistance Grant provided by the Department. The Department provided comments on the need for the City to implement measures to adequately manage the San Diego River corridor, wildlife resources, and associated habitats. Portions of the San Diego River corridor, including parts of the Mission Valley Community Planning area, are identified by the City's SAP as "urban habitat areas." Specifically, the SAP states that "[T]he lands [urban habitat areas] are managed pursuant to existing Natural Resource Management Plans, Landscape Maintenance Districts, as conditions of permit approval, or are currently unmanaged."

The Department believes an opportunity exists for the Mission Valley Community Plan update to focus on the protection, expansion, and management of habitat within the plan's boundaries. The City's SAP identifies the San Diego River corridor as a habitat linkage between core resource areas. Table 6-1: Vegetation Types (City of San Diego Website¹) identifies 86 percent of the Mission Valley Community planning area as urban/developed, 4 percent of the area as disturbed, and approximately 14 percent of the area as various habitat types. Generally, the City's urban habitat areas are subject to direct, indirect, and spillover effects of developments, recreation, and itinerant populations at levels not typically experienced by rural areas. It is for these reasons that a strong management directive for the biological resources associated with the San Diego River corridor is critical to protecting the Multiple Habitat Planning Area (MHPA), and fulfilling the City's SAP.

The Department also manages the San Diego River Ecological Reserve, which is within the Mission Valley Community Plan area and is generally bounded by Ward Road to the east, San Diego Mission Road to the north, Fairmount Avenue to the east, and Camino Del Rio North, to the south. The San Diego River Ecological Reserve is subject to the same pressures identified for the urban habitats above. The San Diego Ecological Reserve is particularly sensitive to unauthorized access; the Department appreciates advance notice and cooperation of any management activities, projects, or developments proposed within near proximity of the Ecological Reserve.

¹ City of San Diego, https://www.sandiego.gov/sites/default/files/6._natural_environment_and_open_space.pdf

Table 6-2: Special Status Species (City of San Diego website²) and the associated narrative identifies five special status species identified by the California Natural Diversity Database (CNDDDB). Though the CNDDDB is a valuable tool for tracking positive species occurrences, it is important to note the limitations of relying on the CNDDDB for establishing species presence, extant, or absence. CNDDDB is a positive detection database, and as such only reports known locations of sensitive species in locations that have been previously surveyed. For these reasons, it is important that the PEIR identify the need for site-specific surveys for future projects having the potential to affect native or disturbed habitats within the Mission Valley Community Plan Area.

We appreciate the opportunity to comment on the Mission Valley Community Plan Update NOP. Questions regarding this letter and further coordination on these issues should be directed to Eric Weiss at (858) 467-4289 or eric.weiss@wildlife.ca.gov.

Sincerely,



Gail K. Sevrens
Environmental Program Manager
South Coast Region

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

References

City of San Diego. March 1997. Multiple Species Conservation Program, City of San Diego Subarea Plan. City of San Diego Community and Economic Development Department.

City of San Diego. September 2016. Draft City of San Diego Vernal Pool Habitat Conservation Plan. <https://www.sandiego.gov/planning/programs/mscp/vphcp>.

² *Id.*



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

August 3, 2017

Ms. Rebecca Malone
Environmental Planner
City of San Diego Planning Department
1010 Second Avenue, Suite 1200, MS 413
San Diego, California 92101
PlanningCEOA@sandiego.gov

**NOTICE OF PREPARATION (NOP) FOR A PROGRAM ENVIRONMENTAL IMPACT
REPORT (PEIR) FOR MISSION VALLEY COMMUNITY PLAN UPDATE PROJECT
(PROJECT NO. 518009) (SCH# 2017071066)**

Dear Ms. Malone:

The Department of Toxic Substances Control (DTSC) has reviewed the subject NOP. The following project description is stated in the NOP: "The project is a comprehensive update of the Mission Valley Community Plan, which was originally adopted in 1985 and has undergone over 20 amendments since. As shown in attached Figure 1, Mission Valley is in the geographic center of the city, is accessible from I-5, I-8, I-15, I-805 and SR 163, and is served by the Green Line Trolley, which connects Mission Valley to Downtown San Diego and the citywide transit network. Mission Valley is a regional center of offices, hotels, and retail businesses, with a growing residential community. The San Diego River lies at the foot of the valley, flowing east to west."

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

1. The Environmental Hazards and Community Health states, "The study documents sites that may have been impacted by hazardous materials or wastes; identifies the potential impacts of hazardous materials and wastes; and discusses measures that can be implemented to reduce or mitigate their potential impacts. This study reviews federal, state, local and tribal databases, as well as online regulatory databases (e.g., Geotracker and Envirostor websites). These sources identified 46 sites". If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

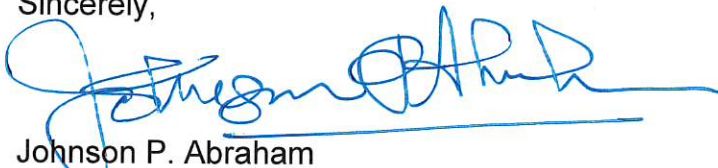
2. If the proposed project involves the demolition of existing structures, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations.
3. If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
4. DTSC recommends evaluation, proper investigation and mitigation, if necessary, of onsite areas with current or historic PCB-containing transformers.
5. Aerially deposited lead (ADL) is generally encountered in unpaved or formerly unpaved areas adjoining older roads, primarily as a result of deposition from historical vehicle emissions when gasoline contained lead. As the project site is crossed by/adjacent to I-5, I-8, I-15, I-805 and SR 163 Freeways, this issue should be addressed in accordance with all applicable and relevant laws and regulations.
6. Railroad easements and rail yards are commonly impacted due to spillage of chemicals, fuels, and lubricants, and use of pesticides and herbicides along the tracks for weed control. If railroads are present on the project site, DTSC recommends assessment/investigation and/or cleanup as necessary to confirm that no residual contamination associated with rail operation is present onsite.
7. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
8. If the project development involves soil export/import, proper evaluation is required. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if imported soil was used as backfill onsite and/or backfill soil will be imported, DTSC recommends proper evaluation/sampling as necessary to ensure the backfill material is free of contamination.

Ms. Rebecca Malone
August 3, 2017
Page 3

9. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the PEIR should identify how any required investigation and/or remediation will be conducted and the appropriate government agency to provide regulatory oversight.

If you have any questions regarding this letter, please contact me at (714) 484-5380 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,



Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program – Cypress

kl/sh/ja

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

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Mr. Shahir Haddad, Chief (via e-mail)
Schools Evaluation and Brownfields Cleanup
Brownfields and Environmental Restoration Program - Cypress
Shahir.Haddad@dtsc.ca.gov

CEQA# 2017071066

From: [Yolanda France](#)
To: [PLN_PlanningCEQA](#); [Graham, Nancy](#)
Subject: Mission Valley Community Plan Update / Project No. 518009, Email Public Comment by August 27, 2017
Date: Sunday, August 27, 2017 6:47:09 PM

Dear Ms. Rebecca Malone and Ms. Nancy Graham,

I hope these comments are properly addressed to you.

My concerns and suggestions are:

1. Inclusion of Mission Village, the property at 1605 to 1621 Hotel Circle South, in the Mission Valley Community Update Plan, a residential property which I do not find in the Plan, primarily relative to environmental and mobility factors, such as a lack of walking paths along most of Hotel Circle South.

2. Traffic backups on Mission Center Road between Friars and I-8 and on Camino de la Reina between Mission Center Road and Hotel Circle.

A pedestrian bridge from where In Cahoots is to the Food 4 Less. This will encourage walking from Civita and the two large Park Villas residential complexes to Food 4 Less, Hazard Center and the trolley station. It is safer to walk across the road where In Cahoots is than in certain directions at the intersections of this very long block because cars are not expecting pedestrians at these intersections; a pedestrian bridge across Friars from the Food 4 Less area to the CVS/Ralph's shopping center will also encourage pedestrian shopping and trolley use. These two bridges will create a safe walking circuit. A Mission Center Road Bridge will also prevent very unsafe walking when roads are flooded and people are trying to get home by using the Friars Road Exit where there is no sidewalk.

Also in this area, parking deficits in the Trader Joe's shopping center parking lot. Eventually the 88 bus loop could be extended beyond Hotel Circle/Fashion Valley to the residential areas around the shopping center where Ross is, then Friars and Civita to Mission Center Road, taking Camino de la Reina again back to Fashion Valley and Old Town.

Finally, anything that can be done to make the Valley's central artery naturally greener, shadier and more attractive, i.e. the center of Mission Center Road, would add to the core sense of place and wellbeing in celebrating the natural green of this river valley.

3. Concern for the loss of the pristine, close-to-nature feel offered by flora and fauna along the current riverwalks in favor of man-made features/landscaping including cement, terraces, metal, tarps, rocks and possible narrowing of the river.

Thank you for your consideration.

Yolanda France

From: [Denise Davidson](#)
To: [PLN PlanningCEQA](#)
Subject: Mission Valley Community Plan Update on Future Land Use
Date: Saturday, August 12, 2017 9:29:25 AM

Dear Rebecca Malone;

I am requesting that everyone involved in the Mission Valley Community Plan and EIR study regarding the proposal of adding 17,000 + housing units to expand the boundary for the traffic study that will include the Serra Mesa/Kearny Mesa community.

Thank you and I look forward to your response.

Denise Davidson
denisedavidson1884@gmail.com

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



August 1, 2017

Rebecca Malone
City of San Diego
1010 Second Avenue, Suite 1200, MS 413
San Diego, CA 92101

Sent via e-mail: planningCEQA@sandiego.gov

RE: SCH# 2017071066; Mission Valley Community Plan Update EIR Project, City of San Diego; San Diego County, California

Dear Ms. Malone:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.

Associate Governmental Program Analyst

cc: State Clearinghouse

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2330 Fax:(760) 297-2339



August 2, 2017

Rebecca Malone
City of San Diego
Planning Department
1010 Second Avenue, Suite 1200
MS 413
San Diego, CA 92101

Re: Mission Valley Community Plan Update Project No. 518009

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 Mission Valley Community Plan Update Project No. 518009. 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,

Destiny Colocho
Manager
Rincon Cultural Resources Department



401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
sandag.org

August 22, 2017

File Number 3300300

Ms. Rebecca Malone
City of San Diego
Planning Department
1010 Second Avenue, Suite 1200, MS 413
San Diego, CA 92101

MEMBER AGENCIES

Cities of
Carlsbad
Chula Vista
Coronado
Del Mar
El Cajon
Encinitas
Escondido
Imperial Beach
La Mesa
Lemon Grove
National City
Oceanside
Poway
San Diego
San Marcos
Santee
Solana Beach
Vista
and
County of San Diego

ADVISORY MEMBERS

Imperial County
California Department
of Transportation
Metropolitan
Transit System
North County
Transit District
United States
Department of Defense
San Diego
Unified Port District
San Diego County
Water Authority
Southern California
Tribal Chairmen's Association
Mexico

Dear Ms. Malone:

SUBJECT: Mission Valley Community Plan Update Notice of Preparation
(Project No. 518009)

Thank you for the opportunity to comment on the City of San Diego's Mission Valley Community Plan Update Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) appreciates the City of San Diego's efforts to implement the policies included in San Diego Forward: The Regional Plan (Regional Plan) that emphasize the need for better land use and transportation coordination. These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG's comments are based on policies included in the Regional Plan and are submitted from a regional perspective.

Smart Growth

SANDAG appreciates that the City of San Diego has prioritized transit-oriented development and land use changes that support the Smart Growth Concept Map and Regional Plan. A key goal of the Regional Plan is to focus growth in smart growth opportunity areas. The Mission Valley Community Plan area has several smart growth opportunity areas (five town centers and one community center) identified on the Smart Growth Concept Map and is well served by transit. SANDAG encourages the city to continue to facilitate access to these transit services.

Long Range Transportation

Please consider referencing the freeway enhancements to Interstate 8 (I-8) found in Appendix A of the Regional Plan. The Regional Plan charts the region's future growth and transportation investments. Its vision is to "provide innovative mobility choices and planning to support a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all."

Transportation Demand Management

In support of the transportation demand management (TDM) and parking management goals identified in the Mobility Element of the City of San Diego's General Plan, please consider incorporating additional TDM strategies to increase mobility choices and help reduce traffic impacts within and around the Mission Valley community:

- Develop a formal TDM policy to encourage developers to incorporate TDM-supportive strategies into developments through the entitlement process.
- Develop policies that encourage employers to offer TDM programs to their employees. The SANDAG iCommute employer services program provides assistance and tools to help local employers design and implement customized commuter benefit programs.
- Car2Go no longer operates in the City of San Diego. The proposed update to the Mission Valley Community Plan could encourage the expansion and promotion of Zipcar, which offers daily round-trip car rentals from several locations near the I-8. Designated parking for carshare vehicles provides Zipcar members with on-demand access to a shared vehicle fleet to complement other alternative mode choices.
- Provide amenities that support the city's improvements to bike infrastructure. This includes convenient and secure bike parking and bike repair stands near transit, major destinations, and along existing or planned bike routes.
- Implement reduced parking requirements, given the close proximity to transit service and the opportunity for shared parking among commercial and residential uses. Additional parking management strategies could include unbundled parking, parking cash-out, and designated parking for carpools and vanpools.

Mobility hubs provide an integrated suite of transportation services, amenities, and technologies that improve access to high-frequency transit and other shared mobility services. Green Line Trolley stations may provide an opportunity to implement mobility hub features, such as:

- Encourage the expansion and use of shared mobility services (e.g., carshare, on-demand rideshare, and shuttle services) to reduce single occupant vehicle trips, improve circulation within and around transit stations, and reduce on-site parking demand.
- Provision of flexible curb space, where feasible, to facilitate pick-up and drop-off options for connecting transit and shared mobility services, such as on-demand rideshare and shuttles.
- Interactive transportation kiosks in employment, retail, and high pedestrian traffic areas that display real-time information about regional transit services, bikeshare, carshare, on-demand rideshare, and other transportation options.
- Electric vehicle charging infrastructure to support electrified mobility options.
- Develop wayfinding signage to transit and other major destinations.

SANDAG encourages the city to continue partnering with SANDAG's TDM program, iCommute, to promote and incentivize regional services that encourage the use of transportation alternatives. This includes online ridematching services, the Guaranteed Ride Home program, and bike encouragement programs, such as free bike education courses; the GO By BIKE Mini-Grant program; and the Walk, Ride, and Roll to School education program. Information on the SANDAG TDM program can be accessed through iCommuteSD.com. Additional information on mobility hubs is available at SDForward.com/mobilityhubs.

Other Considerations

SANDAG has additional resources that can be used for added information or clarification on topics discussed in this letter. These can be found on our website at sandag.org:

1. Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region
2. Integrating Transportation Demand Management into the Planning and Development Process — A Reference for Cities
3. Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in EIRs
4. SANDAG Regional Parking Management Toolbox
5. Riding to 2050, the San Diego Regional Bike Plan
6. Trip Generation for Smart Growth
7. Parking Strategies for Smart Growth
8. Designing for Smart Growth, Creating Great Places in the San Diego Region

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review
c/o SANDAG
401 B Street, Suite 800
San Diego, CA 92101

We appreciate the opportunity to comment on the City of San Diego's Mission Valley Community Plan Update NOP. If you have any questions, please contact me at (619) 699-1943 or seth.litchney@sandag.org.

Sincerely,



SETH LITCHNEY
Senior Regional Planner

KHE/hbr



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

July 28, 2017

To: Reviewing Agencies

Re: Mission Valley Community Plan Update EIR
SCH# 2017071066

Attached for your review and comment is the Notice of Preparation (NOP) for the Mission Valley Community Plan Update 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 Ave., Suite 1200, MS 413
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# 2017071066
Project Title Mission Valley Community Plan Update EIR
Lead Agency San Diego, City of

Type **NOP** Notice of Preparation

Description Project is a comprehensive update of the Mission Valley Community Plan, which was originally adopted in 1985 and has undergone over 20 amendments since. Mission Valley is in the geographic center of the city, is accessible from I-5, I-8, I-15, I-805 and SR 163, and is served by the Green Line Trolley, which connects Mission Valley to Downtown San Diego and the citywide transit network. Mission Valley is a regional center of offices, hotels, and retail businesses, with a growing residential community. The San Diego River lies at the foot of the valley, flowing east to west.

Lead Agency Contact

Name Rebecca Malone
Agency City of San Diego
Phone 619-446-5371 **Fax**
email
Address 1010 Second Ave., Suite 1200, MS 413
City San Diego **State** CA **Zip** 92101

Project Location

County San Diego
City San Diego
Region
Cross Streets
Lat / Long
Parcel No.

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways
Airports
Railways ATSF, Amtrack, Coaster, SD Trol
Waterways
Schools SDUS
Land Use

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; Landuse; Wildlife; Growth Inducing; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; State Water Resources Control Board, Division of Drinking Water; State Water Resources Control Board, Division of Financial Assistance; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9; San Diego River Conservancy

Date Received 07/28/2017 **Start of Review** 07/28/2017 **End of Review** 08/28/2017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: MISSION VALLEY COMMUNITY PLAN UPDATE EIRLead Agency: City of San DiegoContact Person: Rebecca MaloneMailing Address: 1010 Second Ave, Suite 1200, MS 413Phone: (619)446-5371City: San Diego, CAZip: 92101County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: San Diego

Cross Streets: _____

Zip Code: _____

Lat. / Long.: N/ WTotal Acres: approx. 300

Assessor's Parcel No.: _____

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: Tecolote Creek, Mission Bay, San Diego River

Airports: _____

Railways: ATSF, Amtrack, Coaster, San Diego TrolleySchools: San Diego Unified Schools**Document Type:**

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other _____

Governor's Office of Planning & Research

NEPA: ☐ NOIOther: ☐ Joint Document☐ EA☐ Final Document☐ Draft EIS☐ Other _____

STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☒ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☐ Recreational _____

☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Community Plan Update

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☒ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities
☒ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Wildlife
☒ Growth Inducing
☒ Land Use
☒ Cumulative Effects
☒ Other Hydrology; Paleontological Resources; Public Utilities, GHG

Present Land Use/Zoning/General Plan Designation: Refer to Public Notice attached**Project Description:** (please use a separate page if necessary)

Refer to Public Notice attached

NOP Distribution List

County: San Diego

SCH#

20170710

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
Chia Chan

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herota

☐ Office of Historic Preservation
Ron Parsons

☒ Dept. of Parks & Recreation
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

☐ Dept. of Water Resources
Resources Agency
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 Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☐ Fish & Wildlife Region 3
Craig Weightman

☐ 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
William Paznokas
Marine Region

Other Departments

☐ California Department of Education
Lesley Taylor

☒ OES (Office of Emergency Services)
Monique Wilber

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Dept. of General Services
Cathy Buck
Environmental Services Section

☒ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions/Boards

☐ Delta Protection Commission
Erik Vink

☐ Delta Stewardship Council
Kevan Samsam

☐ California Energy Commission
Eric Knight

☒ 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
Christian Bushong

☒ 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 Federicks - 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
Airport & Freight
Jack Wursten

☐ Transportation Projects
Nesamani Kalandiyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery
Sue O'Leary

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

☒ State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ State Water Resources Control Board
Div. 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 _____

☒ San Diego
Conservancy



CITY OF SAN DIEGO
PLANNING DEPARTMENT
CEQA AND ENVIRONMENTAL POLICY
PUBLIC SCOPING MEETING



MISSION VALLEY COMMUNITY PLAN UPDATE
AUGUST 12, 2017

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:

Thanks for the Workshops
We must control the flooding traffic
in any development in the valley.
No Extension of Colusa
No Road along the valley west of the
golf course
Mosquito control is mandatory.
Etc.

Name Wayne L. Williams Signature Wayne L. Williams
Address 5605 Friars Rd #325 SD 92110

Use back of sheet if additional space is necessary.



CITY OF SAN DIEGO
PLANNING DEPARTMENT
CEQA AND ENVIRONMENTAL POLICY
PUBLIC SCOPING MEETING



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Comments: INCORPORATE MORE/ALL ELEMENTS OF THE
CITIES ADOPTED SAN DIEGO RIVER MASTER PLAN IN
THE FACILITIES FINANCING PLAN. AS HIGH PRIORITY
ITEMS

Name

ALAN GRANT

Signature

Alan M. Grant

Address

3219 ELLIOTT ST
S.D. CA 92106

Use back of sheet if additional space is necessary.



Use back of sheet if additional space is necessary.



CITY OF SAN DIEGO
PLANNING DEPARTMENT
CEQA AND ENVIRONMENTAL POLICY
PUBLIC SCOPING MEETING



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Comments:

As a lifetime resident of San Diego, I/we were saddened to see the Chargers go. So, moving forward w/all that priceless land ... NO MORE condos or apts. please! restore the waterways, add parks, another stadium perhaps?

Name

Marya Louie Dean

Signature

Marya Louie Dean

Address

3626 Copley Ave, SD 92116

Use back of sheet if additional space is necessary.

10 March, 2017

Some Socio/Economic and Environmental Negative Impacts of Mission Valley Golf Course Development on Friars Road, San Diego, California-Preliminary Assessment by Wayne T. Williams, PhD, Environmental Scientist

1) Some Socio/Economic Negative Impacts.

Roads 1. The proposed 4-lane road paralleling the trolley tracks on the west end of the proposed development connecting to Colusa Street would create havoc at Presidio Place Condominiums (PPC) and the YMCA because of traffic oversaturation and congestion, noise, air pollution, visual degradation, safety and a loss of feeling of well-being. The proposed roadway would remove a significant portion of the two properties. The extension of Colusa Street south of Friars Rd would remove landscaping worth hundreds of thousands of dollars. The Presidio Place Condominium (PPC) estate would be cut in half by the Colusa extension, destroying the largest reach of residential open space in the valley. Property values at PPC would be reduced by an estimated and conservative value of one-third. Property tax to City Coffers would thus be significantly reduced. **The mandatory mitigation is to not build the west (downstream) road as a part of the project.** This road extension is not negotiable because of such an enormous threat to our well being.

Roads and Traffic 2. The proposed exit roads from the proposed development onto Friars road would require three additional stoplights leading to massive congestion in an already over crowded roadway.

Flooding. The proposed development is to be built upon the flood plain of the San Diego River. Currently, the frequent flooding in the river is a serious obstacle to any development, and major mitigations are necessary to prevent the exacerbation of the existing situation. About every five years, on PPC there is flooding that damages property. (There is annual flooding to a lesser degree). For example in 2006, floods reached about five feet deep on the property, 2010, major flooding reached our buildings damaging them reaching over seven feet deep, and in 2017, major flooding of about six feet profundity caused significant damage. We do not want this to worsen because of this ill thought out development upstream.

The City of San Diego, by issuing PPC and the YMCA and the Courtyards building permits, has an obligation to assure the permit holders that their investments will not be placed into jeopardy by irrational development upstream causing more severe flooding. A conservative estimated impact from the proposed development is an increase of outflow/inflow to PPC and the YMCA of about 1/3

more floodwater. This would cause much deeper flooding and more extensive and frequent flooding. It could be expected that annual major flooding would occur, depending on rainfall amounts.

The proposed development will remove the majority of the golf course, and pave and roof it over. The current turfed golf course and its lakes and ponds acts as an aquifer sponge, retaining much of the current floodwaters. Covering up this open space with impermeable surfaces would force the water on an additional ~20 acres onto our properties creating massive damage with floods of greater frequency and intensity. This is against several state statutes about water rights and riparian management. At a minimum, pervious asphalt and other surfaces must be installed.

Potential mitigations are: **A)** leave as much turf or landscaping on the new development as much as possible **B)** leave as many water retaining ponds and lakes as possible, **C)** in the 2017 flood, the dam on the river adjacent to the properties failed, when the north corner of the dam washed out. This has not been repaired. This failure diverted floodwaters toward PPC exacerbating our damage. This dam must be rebuilt and repaired. **D)** on the west side of the proposed development property is a drainage canal that periodically overflows onto the Courtyard, PPC and YMCA similar to a river, with measured velocity of 6 meters per second, and up to 3 meters deep. The overflow was caused by a failure of the golf course management to clear the drainage canal of vegetation and because the City of San Diego failed to keep a major drainage culvert on this canal clear of vegetation on both the upstream and downstream of the culvert. This blockage resulted in the flooding of our properties. To mitigate this canal blockage, a diversion wall at least two meters above grade must be constructed to assure that the drainage water goes to its intended route to the river. **E)** all landscaping on the proposed development must take into account means to reduce runoff of storm waters. **F)** All asphalt laid down as streets and parking lots etc must be of a pervious nature (sic the YMCA parking lot which was required by the city). These mitigations would slow down run off and prevent much, but not all flooding.

2) Negative Environmental Impacts due to the Proposed Development

A) California Environmental Quality Act. An integral and required section of all CEQA required projects, of which this proposed development is subject to, is an in-depth analysis of “**Cumulative Impacts**”, where a proposed project must consider other project activity in the impact zone. Since the proposed project is located in the flood plain of the San Diego River, such a cumulative impacts assessment is mandatory. There are currently major developments being planned or in progress at Grantsville, upstream, QUALCOMM stadium, upstream, The (Fashion Valley) housing development upstream, and others. The proposed cumulative build out accumulates to 25,000 housing units. Placing this much development in a flood plain would not only be extremely

environmentally damaging, it goes beyond reason for proper planning of such a sensitive watershed. The development of the golf course, which was originally touted by the City Council of San Diego during original conversion from agriculture in the 1950s to be PERMANENT OPEN SPACE. Sixty years is not permanent. Therefore the golf course development is unwise, unneeded and would be a cumulative impact of major proportions on previous developments approved by the City of San Diego earlier.

B. Mission Valley Preserve. The proposed development would remove a large swath of about 10 acres from the Mission Valley Preserve, which is home to several rare and endangered species, and a biological jewel providing recreational opportunities for all of San Diego. In the very least, according to San Diego City policy and regulations, such removed lands from the reserve must be replaced in the land bank system, and must be of riparian wetland/floodplain habitat. The proposed development also interferes with another previously planned project; the walkway project. The preferable alternative is clearly and logically to not build these roads.

C. San Diego River Estuary. Intentionally created increased rates and extent of flooding caused by the proposed project will cause significant changes in salinity and structure of the estuary. In addition, the closed landfill site at, and east of SeaWorld, would be exposed to greater erosion potential from floodwaters, and could bring known toxic substances from military and industrial dumping to the surface where beaches would be contaminated. The California Coastal Commission must consider these factors and mitigations thereof before any construction or permitting begins.

Increased frequency and extent of flooding in the San Diego watershed will exacerbate the presence of standing water in the Valley. According to the County Department of Health, four species of mosquitos reside in the valley which are capable of transmitting malaria, West Nile fever, dengue, and Zika viruses. Substantial funds are already being spent to control them (partially) and the developments will significantly worsen this disease situation.

Many more negative and potentially immitigable environmental and socio/economic impacts will result from the proposed development. This project poses a very dangerous economic, environmental and social threat to all of the residences at the Courtyard and Presidio Place and 25,000 clients of the YMCA. The proposed development must be reduced in size and scope to maintain a reasonable quality of life in Mission Valley, or better, be left as open space as a renovated golf course or park for all of the people of San Diego.

Wayne T. Williams, PhD
Environmental Scientist
5605 Friars Rd #325
San Diego, CA 92110 858 333 1443

Two Letters Promoting Veterans Park
Helen Antoniak 8/8/17

Dear Mr. Siedler,

Thank you for having Katie call me with your email address so I am able to get this letter to you. I went on line and read a little bit about you. Before I tell you about my plan for getting all the homeless veterans of the City of San Diego into homes, I want to tell you a story.

Not too long ago, I was on the boardwalk in Pacific Beach near Grand Avenue. A man approached me and told me an interesting story. He said that God had been very good to him and his wife and they had a large amount of money. He said they bought ten houses in Phoenix at \$75,000.00 each and interviewed homeless people. They selected ten recipients for the homes and also supplied vehicles. This man said that all ten of these people or families had been successful in keeping their homes. The man said he was a golf coach for 40 years.

Well. I have no idea whether his story is true but I liked it. Since you walk in that same area, maybe this man has approached you with the same story.

My story is much simpler. I believe it is possible to provide homes for every veteran within the City of San Diego before the proposition on Soccer City is voted on in November of 2018. I truly believe we have the resources to do this. I think that individuals who are begging for money by holding cardboard signs in street medians and freeway off-ramps have better things to do with their lives.

It is said that twenty-two veterans commit suicide every day. We should be able to provide whatever it takes to convince these people that their lives are worth living.

The "Charger Park" was vacated by the Chargers on July 31 which is just a week ago. It is my understanding that you have offered big tents as temporary housing structures for homeless individuals. I urge you to consider erecting these tents in the practice fields or parking area of what is now no longer "Chargers Park." We could call it "Veteran's Park." I would

be happy to call it "Peter Siedler's Park." The point is that time is of the essence. Now is the time to take care of all homeless veterans in our city.

I am a retired social worker and my heart goes out to children who are homeless but I really feel veterans need to be our top priority. I feel especially concerned for those men who were drafted and had their lives forever changed due to their experiences in Vietnam.

On television yesterday, I saw a program about immigrant business owners. There was an interesting statistic. In the United States, 14.4% of businesses are owned by immigrants.

At the end of the Vietnam War, many Vietnamese escaped their country with virtually nothing and lived in tents at Camp Pendleton until sponsors came forward to help them resettle in our country. Now, almost fifty years later, many of those refugees are more successful than the members of our armed forces who fought the communists in a futile effort to save South Vietnam.

I approached Ms. Kim Mitchell, the new Director of Veteran's Village, with my idea of the former Charger's Park becoming an assessment and resource center for veterans. Ms. Mitchell pointed out to me that, even if the facility were provided free of charge, the staffing would be costly. I think that many successful Vietnamese business owners, particularly those who own income property, would be willing to support such an operation.

This past Saturday, I attended a Toastmasters event which took place at a golf facility in Rancho Santa Fe. The facility is called "Morgan's Run" and it was lovely. I happened to see four uniformed sailors who must have been there for some function. I approached them and cautiously asked how they felt about the people standing near streets holding cardboard signs proclaiming they were homeless veterans. Apparently, this question must be asked often and military policy is that they are not to give their personal reactions while they are in uniform. They indicated, without saying anything outright, that they feel sorry for them.

Certainly, if people were not moved by the signs, to hand these individuals money, this form of begging would end. It is possible that this begging business is so profitable that individuals who are not veterans are proclaiming they are. A really successful program for homeless veterans

would cause fraudulent beggars to reconsider using the 'veteran' claim. Of course, I am sure that you, like me, long for the day when things have turned around so that all begging is a distant memory.

Two years ago, I wrote an idea about the stadium. More recently, I wrote a letter to Members of the City Council and the Board of Supervisors. Now, that I have written this long letter to you proposing my idea to help homeless veterans, I am including copies of the letter and my idea for the stadium.

Thanks, in advance for all you are going to do.

Sincerely,

Helen Antoniak

Helen Antoniak MSW, PhD, LCSW
1528 Monitor Rd.
San Diego, California 92110
(619) 276-6858
7/7/2017

Dear Council Member and Mayor,

Last week, I saw a sign in a bush. The bush was not burning like the one encountered by Moses, nonetheless, I think it was a message from God.

I was having lunch at the Rubios near the intersection of Rosecrans and Midway Drive. The cardboard sign that I saw in the bush outside the dining area read "Homeless Veteran!!! Anything will Help! God Bless."

I retrieved the sign and then brought it with me to the press conference held by the Mayor on Wednesday at Alpha Park. New energy is being focused on helping the homeless and preventing homelessness in the future. I was told to get out as it was a "Private Party" but I did not budge.

I wanted to suggest that Chargers Park, which is being vacated right now, be opened for veterans. It could be a safe refuge, an assessment center, and more. If it was good enough for the Chargers, it should be good enough for our homeless veterans!

In March of 2015, I gave a speech suggesting the stadium become the "Star Spangled Stadium." Since that time, Balboa Park has been declared the top ten tourist attraction in California and the Chargers are leaving for Los Angeles.

I am sure you can read the speech much faster than listening to me give it. Let us have the facility on Murphy Canyon Road be a "Veterans Park" until no one would hold a cardboard sign like the one I found in the bush.

Sincerely,

Helen Antoniak
(daughter and sister to veterans)

H



SIGN IN SHEET

For the

MISSION VALLEY COMMUNITY PLAN UPDATE ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

Saturday August 12, 2017



NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT AND INCLUDE CITY, STATE & ZIP CODE) OR EMAIL ADDRESS
MICHAEL WEN SOLIST	5765 FRANKS RD #168, San Diego, CA 92110
David Gross	6865 Rio San Diego Dr. Apt. #4443, San Diego CA 92108
Myra Lousteau	3626 Copley Ave. SD 92116
Jeff Lien	jlend2@gmail.com
Anne-Marie Jensef	Shera Mesa -
Amanda Bauer	mpv618355 Station Village W #4106 San Diego CA 92108
Barbara Nye	bolearyny@gmail.com *1235
Katia Polster	2802 Ivy St. San Diego, CA 92104 / katia.polster@gmail.com
Tim Robinson	20015. Coastway #3, Oceanside 92054
EVA URICH	8009 CANUTO DEPIZA UNIT C, SD 92108



San Diego County Archaeological Society, Inc.

Environmental Review Committee

20 August 2017

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

Subject: Notice of Preparation of a Draft Environmental Impact Report
Mission Valley Community Plan Update
Project No. 518009

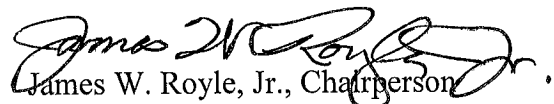
Dear Ms. Malone:

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

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

August 2, 2017

Phone: 6194453810
Fax: 6194455337
viejas.com

Rebecca Malone
Environmental Planner
City of San Diego Planning Dept.
1010 Second Avenue, Suite 1200, MS 413
San Diego, CA 92101

Re: Mission Valley Community Plan Update/Project No. 518009

Dear Ms. Malone,

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

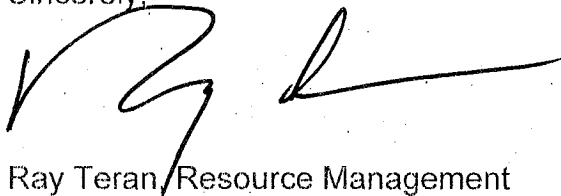
The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- A site visit
- Advance notice of any plans on mitigation measures
- Active participation in the development of said mitigation measures
- All NEPA/CEQA/NAGPRA laws be followed
- Qualified cultural monitors are on site at all time
- Give frequent up-dates to the tribes and final report on findings
- Immediately contact Viejas on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov, for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

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