

Appendix A

Notice of Preparation and Comments



Date of Notice: October 7, 2016

**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 October 7, 2016. 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 by the City of San Diego's Planning Department on **Thursday, October 20th**, from 6:00 PM to 8:00 PM at the Linda Vista Branch Library located at 2160 Ulrich Street, San Diego, CA, 92111. **Please note that depending on the number of attendees, the meeting could end earlier than 8:00 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, Suite 1200, MS 413, San Diego, CA 92101** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name 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: Morena Corridor Specific Plan
COMMUNITY PLAN AREA: Clairemont Mesa and Linda Vista
COUNCIL DISTRICT: 2

PROJECT DESCRIPTION: The project is to establish a Specific Plan for an approximately 300 acre area within the Clairemont Mesa and Linda Vista Community Plans to identify land use, urban design, transportation, and infrastructure improvements along Morena Boulevard and the area around the future Tecolote and Clairemont Drive Trolley stations as well as the commercial and industrial lands within the southwest area of Linda Vista. The Specific Plan is roughly bounded by Gesner Drive to the north, Interstate-5 to the west, and Friars Road to the south. The eastern

project boundary follows the properties that front Morena Boulevard within Clairemont Mesa and borders Overlook Heights and the University of San Diego within Linda Vista.

The Specific Plan would redesignate approximately 50 acres of Commercial and Industrial land uses to Community Village within the Linda Vista community. The Community Village land use designation would allow for the development of multi-family housing in a mixed-use setting and convenience shopping and services. The amendment would also revise the street networks of the community plans to reclassify Morena Boulevard from a 4-lane Major to a 3-lane Collector in the Clairemont Mesa community and realign the street network within Linda Vista to create a grid network with the eastern extension of Morena Boulevard to Linda Vista Road and the removal of Napa Street from the street network.

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 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, Michael Prinz, at (619) 533-5931. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 7, 2016.

Alyssa Muto
Deputy Director
Planning Department

DISTRIBUTION: See Attached
ATTACHMENTS: Specific Plan Area 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)
Department of Toxic Substance Control (39)
California Regional Water Quality Control Board (44)
State Clearinghouse (46A)
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
Councilmember Zapf District 2
Councilmember Gloria, District 3
Councilmember Cole, District 4
Councilmember Kersey, District 5
Councilmember Cate, District 6
Councilmember Sherman, District 7
Councilmember Alvarez, District 8
Councilmember Emerald, District 9

Planning Department

R. Malone
M. Prinz
A. Muto
T. Galloway
C. Brizuela
G. Ghossain

Fire and Life Safety Services (79)
San Diego Fire – Rescue Department Logistics (80)
Library Department (81)
Central Library (81A)
Clairemont Branch Library (81H)
Linda Vista Branch Library (81M)

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

Other Agencies, Organizations and Individuals

San Diego Association of Governments (108)
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)
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San Diego River Conservancy (168)
Citizens Coordinate for Century 3 (179)
Carmen Lucas (206)
South Coast Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-S)
Clairemont Mesa Planning Committee (248)
Clairemont Town Council (257)
Linda Vista Planning Group (267)
University of San Diego (269)
Friars Village HOA (270)



LEGEND

- Planned Transit Station
- Existing Transit Station
- Planned Light Rail Extension
- Existing Light Rail

- Study Area Boundary
- Community Planning Area Boundaries

Specific Plan Area Boundary

0 400 800 1,600 Feet

November 4, 2016

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

RE: Morena Corridor Specific Plan; Notice of Preparation of a Program EIR

Dear Ms. Malone:

Thank you for the opportunity to provide comments to the NOP. We understand that land use changes are being considered in the Linda Vista community within the Morena Corridor Specific Plan, which will in turn be evaluated in the Morena Corridor Specific Plan Program EIR. We believe the program EIR should also consider and study the Coastal Trailer Villas RV Park property for a residential land use designation at 29 du/ac. Until the recent change of course regarding the Clairemont land use changes not being incorporated into the Specific Plan, the specific planning process had identified and supported this site as a medium density residential land use, consistent with our current request. The specific plan subcommittee unanimously supported the land use change as they believe this Specific Plan designation at 29 du/ac density is appropriate for this location given the proximity to major arterial roadways, multiple freeway access points, the future Mid-Coast trolley station and community services.

Additionally, we submitted a preliminary review application for 150 units on this property, and will be submitting a formal full entitlement application in the near future for 150 units. We believe it makes sense to incorporate the proposal into the program EIR so that future impacts are evaluated in the totality of the overall specific plan.

We formally request the Morena Corridor Specific Plan Program EIR should consider and study the Coastal Trailer Villas RV Park property for residential land use re-designation at 29 du/ac.

Ms. Rebecca Malone
November 4, 2016
Page 2

I look forward to continued participation in the Morena Corridor Specific Plan process. If you have any questions or comments, please call or email me (858-457-2123 or emccoy@ffres.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed McCoy', with a long, sweeping horizontal line extending to the right.

Ed McCoy
Vice President

CC: Clairemont Community Planning Group Chair; Keith Hartz
Morena Boulevard Specific Plan Committee Chair; Margaret Schmidt
City of San Diego Planning Department; Michael Prinz



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Edmund G. Brown Jr.
Governor

October 17, 2016

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

NOTICE OF PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT FOR MORENA CORRIDOR SPECIFIC PLAN, SAN DIEGO, CALIFORNIA (SCH# 2016101021)

Dear Ms. Malone:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) for a Program Environmental Impact Report (EIR) for the subject project. The project is to establish a Specific Plan for an approximately 300 acre areas within the Claremont Mesa and Linda Vista Community Plans to identify land use, urban designs, transportation and infrastructure improvements in the project area. The Specific Plan would re-designate approximately 50 acres of commercial and industrial land use to allow for the development of multi-family housing.

Based on DTSC's EnviroStor database, investigations were conducted previously at the project site. Chlorinated compounds were detected in groundwater and soil vapor. DTSC has no record indicating that the extent of the contaminated plumes were completely defined.

A preliminary report, dated October 22, 2003, concluded that the concentrations of benzene (0.3 micrograms per liter ($\mu\text{g/L}$)) and tetrachloroethylene (39 $\mu\text{g/L}$) detected in soil vapor did not pose a risk to human health or the environment under both residential or commercial use scenario. The report also stated that volatile organic compounds (VOCs) detected in groundwater appear to originate from offsite sources and VOCs were not detected above the maximum contaminant levels for drinking water.

DTSC is uncertain whether the investigation and the preliminary report were conducted under oversight of any State or local agencies. As a result, DTSC recommends that the EIR should:

- 1) Identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) Identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment.
- 3) Identify all investigations and remediation conducted at the site. DTSC's EnviroStor database indicates that chlorinated compounds have been detected in soil vapor and groundwater beneath the project site.
- 4) Include an updated risk assessment using currently approved screening levels.

If you would like to discuss this matter further, please contact Ms. Chia Rin Yen at 714-484-5417 or ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Yolanda Garza
Unit Chief
Brownfields Restoration and Schools Evaluation Branch
Brownfields and Environmental Restoration Program

kl/cy/yg

cc: State Clearinghouse (via e-mail)
Office of Planning and Research
state.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning and Environmental Analysis
Dave.Kereazis@dtsc.ca.gov

Ms. Chia Rin Yen (via e-mail)
Schools Evaluation and Brownfields Cleanup Branch
ChiaRin.Yen@dtsc.ca.gov

SIGN IN SHEET

For the
MORENA CORRIDOR SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT SCOPING MEETING
 Thursday, October 20, 2016

NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT AND INCLUDE CITY, STATE & ZIP CODE) OR EMAIL ADDRESS
DANIEL SMIECHOWSKI	3965 PADUCAH DRIVE SAN DIEGO, CA 92117
Margarita A. Castro	2415 Fleetwood St. San Diego 92111 mcastro@sauir.com
JOHN ZIEBARTH	2900 4th Ave #204 SAN DIEGO, 92103 john@zagp.biz
CHRIS O'CONNELL	P.O. Box 17671 San Diego, CA 92177 chris@clarionattimes.com
Elwyn Garrard	1575 Everview Rd, SD, CA 92110
Scorse Henderson	3051 Driscoll Dr 92117
Howard Wayne	1448 Elevation Rd, SD 92110 howard.wayne@rockrunner.com
Ky Snyder	2328 Galveston SD 92110 kysnyder@sandiego.edu
MIKE BAKER	1475 Elevation Rd, SD 92110 MIKEBAKER100@yahoo.com
Vicky Morrison	1927 Frankfort St 92110
Joel Morrison	11 JOELDMORRISONENGINEER.COM
MING TOM	2701 GALVESTON ST. SD 92110
Russ Eskilson	1169 Morena Blvd SD 92110

**For the
MORENA CORRIDOR SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT SCOPING MEETING
Thursday, October 20, 2016**

MORENA CORRIDOR SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT SCOPING MEETING
Thursday, October 20, 2016

ENVIRONMENTAL IMPACT REPORT SCOPING MEETING
Thursday, October 20, 2016

[illegible]



San Diego County Archaeological Society, Inc.

Environmental Review Committee

12 October 2016

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 Program Environmental Impact Report
Morena Corridor Specific Plan


Dear Ms. Malone:

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

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

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

Sincerely,


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

cc: SDCAS President
File



CITY OF SAN DIEGO

PLANNING DEPARTMENT

CEQA AND ENVIRONMENTAL POLICY

PUBLIC SCOPING MEETING

MORENA CORRIDOR SPECIFIC PLAN // OCTOBER 20, 2016

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: Linda Vista portion

① keep height limit at 30'/45' with exception

② Concerned about traffic flow to and from
IS / IS. Small increases in traffic causes
congestion.

③ concerned public parking will be inadequate.

Name Elwyn Garrard

Signature EAGarrard

Address 1575 Zverview Rd, SD, CA, 92110

Use back of sheet if additional space is necessary.



CITY OF SAN DIEGO

PLANNING DEPARTMENT

CEQA AND ENVIRONMENTAL POLICY

PUBLIC SCOPING MEETING

MORENA CORRIDOR SPECIFIC PLAN // OCTOBER 20, 2016

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:

The EIA needs to address the environmental impacts of any increase in the height limit.

The EIA needs to address the traffic impacts of increasing the density.

The EIA should address ~~with~~ the alternative of retaining the existing zoning.

The EIA should address the alternative of retaining the existing height limit.

Name

Howard Wayne

Signature

Howard Wayne

Address

1448 Elevation Rd

Use back of sheet if additional space is necessary.



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

October 7, 2016

To: Reviewing Agencies

Re: Morena Corridor Specific Plan EIR
SCH# 2016101021

Attached for your review and comment is the Notice of Preparation (NOP) for the Morena Corridor 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.

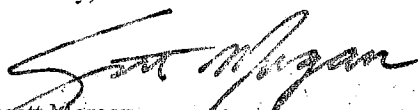
Please direct your comments to:

Rebecca Malone
City of San Diego
1010 Second 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# 2016101021
Project Title Morena Corridor Specific Plan EIR
Lead Agency San Diego, City of

Type NOP Notice of Preparation

Description Project is to establish a Specific Plan to identify land uses, urban design policies, and transportation and infrastructure improvements for the area along Morena Blvd., around the future Tecolote and Clairemont Drive Trolley stations, and the commercial and industrial lands within the southwest area of Linda Vista. The Specific Plan area covers approx. 300 acres bounded by Gesner Drive to the north, I-5 to the west, and Friars Road to the south. The eastern project boundary follows the properties that front Morena Blvd. within Clairemont Mesa and borders the neighborhood of Overlook Heights and University of San Diego within Linda Vista.

The Specific Plan would redesignate approx. 50 acres of Commercial and Industrial land uses to the Community Village land use designation within the Linda Vista community. The Community Village land use designation would allow for the development of multi-family housing in a mixed-use setting and commercial, service, and civic uses. The amendment would also revise the planned street network to reclassify Morena Blvd from a 4-lane Major street to a 3-lane Collector street in the Clairemont Mesa community plan and realign the planned street network within the Linda Vista community to create a grid network through the eastern extension of Morena Blvd to Linda Vista Ave. and the removal of Napa Street from the street network.

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
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Proximity to:

Highways
Airports
Railways ATSF, Amtrack, Coaster, SD Trol
Waterways Tecolote Creek, Mission Bay, San Diego River
Schools San Diego USD
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; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 9

Document Details Report
State Clearinghouse Data Base

Date Received 10/07/2016

Start of Review 10/07/2016

End of Review 11/07/2016

2016102010

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: Blanchard Road Warehouse/Distribution Center Project (Planning File Nos. C15-057 and H15-061)

Lead Agency: City of San Jose, Dept. of Planning, Building, and Code Enf.

Contact Person: David Keyon

Mailing Address: 200 E. Santa Clara St., Tower-3

Phone: (408) 535-7898

City: San Jose

Zip: 95113

County: Santa Clara

Project Location: County: Santa Clara

City/Nearest Community: Coyote

Cross Streets: Blanchard Rd & Old Monterey Rd

Zip Code: 95013

Longitude/Latitude (degrees, minutes and seconds): 37 ° 13 ' 4.7 " N / 121 ° 44 ' 32.6 " W Total Acres: 29.9

Assessor's Parcel No.: 708-25-004 and 708-25-005

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Hwy 101

Waterways: Coyote Creek

Airports: None

Railways: Union Pacific RR

Schools: Martin Murphy MS

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR

County Office of Planning & Research

☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI

OCT 07 2016

Local Action Type:

STATE CLEARINGHOUSE

☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____

Employees _____

☒ Transportation: Type Distribution Center☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 414K Acres _____

Employees _____

☐ Power: Type _____ MW☐ Educational: _____☐ Waste Treatment: Type _____ MGD☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG**Present Land Use/Zoning/General Plan Designation:**

Zoning: A Agriculture General Plan: Industrial Park

Project Description: (please use a separate page if necessary)

A Conforming Rezoning from the A Agricultural Zoning District to the IP Industrial Park Zoning District and a Site Development Permit to allow the construction of an approximately 414,000-square foot warehouse/distribution center.

NOP Distribution List

MM

County: Santa Clara

SCH#

2016102010

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 Goldbeck

☒ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Game

☐ **Dept. 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

☒ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture

☐ **Dept. of General Services**
Public School Construction

☐ **Dept. of General Services**
Cathy Buck/George Carollo
Environmental Services Section

☐ **Delta Stewardship Council**
Kevan Samsam

☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

☐ **Delta Protection Commission**
Erik Vink

☐ **OES (Office of Emergency Services)**
Monique Wilber

☒ **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**
Suzanni 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**
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**
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**
Lahontari 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



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

November 7, 2016

File Number 3300300

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

Dear Ms. Malone:

SUBJECT: Morena Corridor Specific Plan Notice of Preparation

Thank you for the opportunity to comment on the Morena Corridor Specific Plan 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 is prioritizing transit-oriented development and land use changes in the project area 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. This project is located in three smart growth opportunity areas identified on the Smart Growth Concept Map: an Existing/Planned Community Center (SD CM-6), Town Center (SD LV-1), and Mixed Use Transit Corridor (SD CM-7). The proposed project is currently well-served by a number of high-frequency local bus routes (Routes 44 and 50), as well as Trolley service (Green Line). Please include the following planned routes/services in the plan documents and facilitate access to these services:

- Trolley service (Mid-Coast Trolley Extension)
- *Rapid* service (Route 28)
- High-frequency local bus service (Routes 6 and 105)

MEMBER AGENCIES

Cities of
Carlsbad
Chula Vista
Coronado
Del Mar
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Imperial Beach
La Mesa
Lemon Grove
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North County
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Department of Defense
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San Diego County
Water Authority
Southern California
Tribal Chairmen's Association
Mexico

Transportation Demand Management

When preparing the Program Environmental Impact Report for the Morena Corridor Specific Plan, please consider integrating additional transportation demand management (TDM) strategies to assist with reducing vehicle trips and parking demand. SANDAG is developing a Regional Mobility Hubs Strategy and a Mobility Hub Implementation Plan for the future Mid-Coast Trolley stations. Mobility Hubs integrate transportation services, amenities, and urban design enhancements that reduce the need for single-occupant vehicle trips by improving access to high-frequency transit stations and other shared mobility services. In support of the Mobility Hub concept, the Morena Corridor Specific Plan could include TDM programs and services that connect the community to the future Tecolote and Clairemont Trolley stations. Specific TDM measures to consider include:

- Provision of shared mobility services (e.g., carshare, bikeshare, and on-demand rideshare options like uberPOOL and Lyft Line). Promotion and incentives for using these services as convenient alternatives to the private vehicle.
- Subsidized transit passes for residents and employees to expand transit ridership.
- Parking management strategies, such as shared parking, unbundled parking, priced parking, parking cash-out, and designated parking for high-occupancy vehicles and other shared mobility options.
- Where feasible, provision of shared rights-of-way that will allow for more flexible use of curb space and will help to facilitate seamless connections between transit and available shared mobility services.
- Encouraging developers to incorporate TDM-supportive capital improvements and programs into developments through the entitlement process.
- Bike amenities, such as secure and convenient parking, showers and lockers, and repair stands at mixed-use and commercial developments.
- Transportation kiosks (static or interactive) with information about regional transportation services.
- Wayfinding signage to transit and other multimodal travel options in addition to major destinations.

SANDAG TDM programs and services also can be promoted to encourage the use of transportation alternatives and reduce traffic congestion. This includes the SANDAG Vanpool Program, online ridematching services, the Guaranteed Ride Home Program, bike encouragement programs (such as the GO by BIKE Mini-Grant Program and the Walk, Ride, and Roll to School Mini-Grant and education program). Additionally, the iCommute employer services program can work with local businesses to develop customized commuter benefit programs that promote viable transportation alternatives to employees. Information on these programs can be accessed through iCommuteSD.com, and the SANDAG TDM division can assist with the integration of these strategies.

Other Considerations

SANDAG has a number of resources that can be used in the design of the project or as resources for additional information or clarification on topics discussed in this letter. These can be found on our website at sandag.org/igr:

1. SANDAG Regional Parking Management Toolbox
2. Riding to 2050, the San Diego Regional Bike Plan
3. Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in Environmental Impact Reports
4. Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region
5. Trip Generation for Smart Growth
6. Parking Strategies for Smart Growth
7. 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 Morena Corridor Specific Plan NOP. If you have any questions, please contact me at (619) 699-1943 or via email at susan.baldwin@sandag.org.

Sincerely,



SUSAN B. BALDWIN, AICP
Senior Regional Planner

SBA/KHE/hbr

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

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



October 17, 2016

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

Re: Morena Corridor Specific Plan Project

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 Morena Corridor 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,

Vincent Whipple
Manager
Rincon Cultural Resources Department

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 12, 2016

Rebecca Malone
City of San Diego
1010 Second Street
San Diego, CA 92101

sent via e-mail:
planningCEQA@sandiego.gov

RE: SCH# 2016101021; Morena Corridor Specific Plan EIR Project, Notice of Preparation for Draft Environmental Impact Report, San Diego County, California

Dear Ms. Malone:

The Native American Heritage Commission has received the Notice of Preparation (NOP) 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). 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

Existing Project Densities

The following slides depict development projects with their associated residential densities.

Density

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, and applicable building height, setbacks, design guidelines are other factors that will influence how a development project will look.

Examples in North Park

The following slides include developments in North Park that exemplify different density ranges.



33 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Hamilton Row

Hamilton St. and Lincoln Ave.

16 dwelling units

0.48 acres

3 stories

38 DU/AC



Photo courtesy of: Vickie White

Streetcar Rowhomes

Adams Ave. and Idaho St.

12 dwelling units

0.32 acres

2-3 stories

39 DU/AC



Photo credit: © Matthew Segal

The North Parker

30th Street and Upas St.

27 dwelling units

0.68 acres

3 stories

68 DU/AC



Photo courtesy of: Lara Gates

Arbor Terrace

3701 Florida St.

82 dwelling units

1.21 acres

2-3 stories

83 DU/AC



Photo courtesy of: Mark Davidson Photography, CHW

Kalos

3795 Florida Street

83 dwelling units

1 acre

3 stories

110 DU/AC



Photo courtesy of: Lara Gates

La Boheme

30th Street

224 dwelling units

2.04 acres

3-5 stories

Examples in Other Communities

The following slides include developments in other communities in San Diego that exemplify different density ranges.



28 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Kensington Park Plaza
Adams Ave. & Marlborough Dr.

11 dwelling units
0.40 acres
2 stories

29 DU/AC



4703 Park Boulevard
4 dwelling units
0.14 acres
2 stories

29 DU/AC



1068 Lincoln Avenue

7 dwelling units

0.23 acres

(includes 2-story building to the rear)

2 stories

33 DU/AC



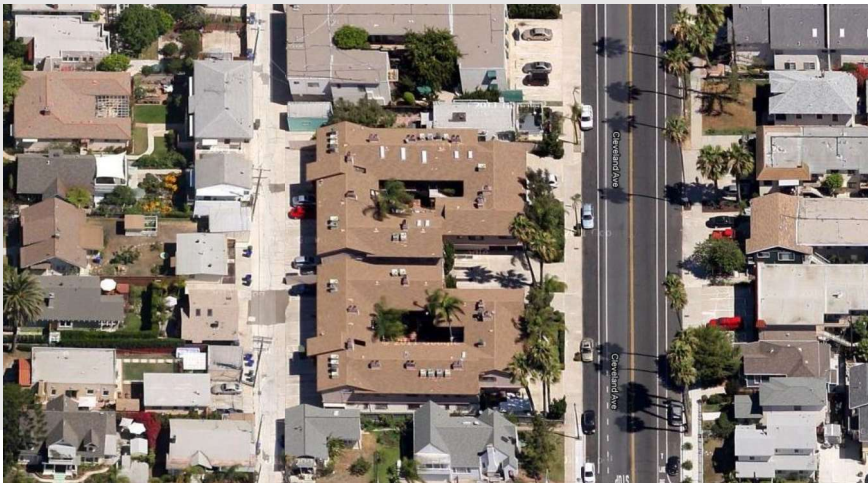
3753 Herbert Street
3 dwelling units
0.09 acres
4 stories



36 DU/AC

**1540 Robinson
Avenue
4 dwelling units
0.11 acres
4 stories**

44 DU/AC



4420 Cleveland Avenue
28 dwelling units
0.64 acres
2 stories

44 DU/AC



4578 Park Boulevard
7 dwelling units
0.16 acres
2 stories

47 DU/AC



Photo courtesy of: Coldwell Banker Residential Brokerage

One Mission

845 Fort Stockton

65 dwelling units

1.38 acres

5 stories

49 DU/AC



Photo courtesy of: M.W. Steele Group

Cambridge Square

4th Ave. and Nutmeg St.

34 dwelling units

0.69 acres

4 stories

58 DU/AC



Photo courtesy of: Bridge Housing

Paseo at COMM 22

2325 Commercial Street

272 dwelling units

4.65 acres

4 stories

58 DU/AC



Cairo
18 dwelling units
0.31 acres
4 stories

58 DU/AC



Mi Arbolito
14 dwelling units
0.24 acres
14 stories

60 DU/AC



Photo courtesy of: Merrill Gardens at Bankers Hill

Merrill Gardens

2nd Ave. and Maple St.

84 dwelling units

1.38 acres

5 stories

61 DU/AC



Washington Street View

Mission Hills
Commons
65 dwelling units
1.07 acres
3 and 4 stories



64 DU/AC

**First and Robinson
25 dwelling units
0.39 acres
4 stories**

70 DU/AC



Photo courtesy of: San Diego Architectural Foundation

Centre Street Lofts

Centre St. between
University and Robertson

28 dwelling units

0.40 acres

3 stories

70 DU/AC



Park Laurel

94 dwelling units

1.34 acres

14 stories



73 DU/AC

**Deca
37 dwelling units
0.51 acres
6 stories**

90 DU/AC

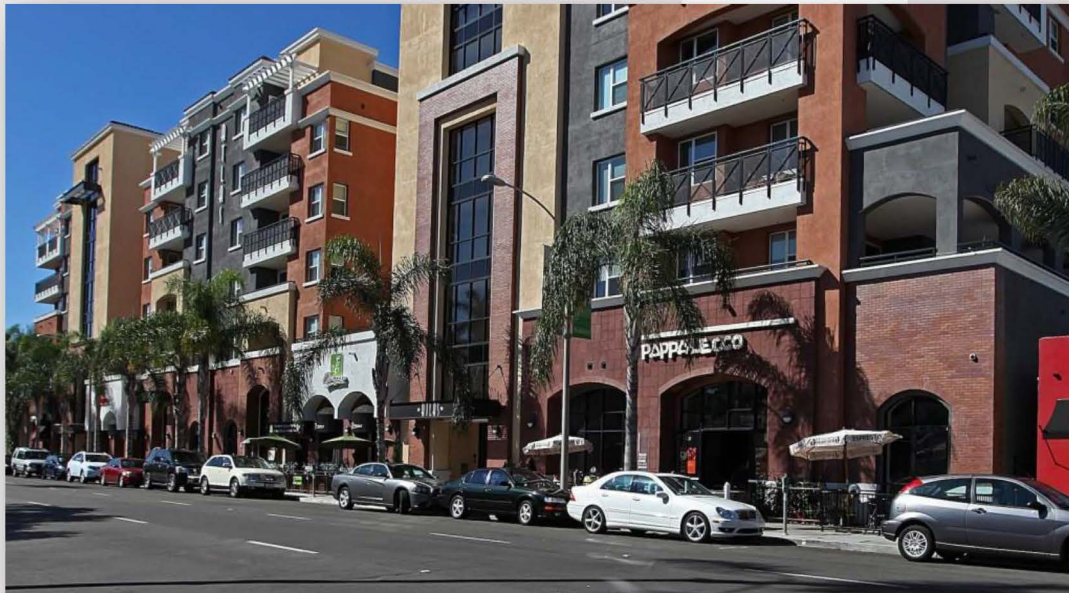


Photo courtesy of: Atlas on 5th

Atlas on 5th
5th Ave. and Pennsylvania Ave.

140 dwelling units
1.55 acres
5-6 stories

90 DU/AC



Le Moderne Apartments

18 dwelling units

0.20 acres

2 stories

91 DU/AC



Photo courtesy of: Doma Condos

Doma

Kettner Blvd. & Date St.

124 dwelling units

1.35 acres

9 stories

92 DU/AC



Alicante
95 dwelling units
1.03 acres
15 stories

99 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Kensington Commons
Adams Ave. & Marlborough Dr.

34 dwelling units
0.344 acres
3 stories

100 DU/AC



The Egyptian
80 dwelling units
0.80 acres
6 stories

109 DU/AC



Google Street View

5th and Laurel St.

150 dwelling units
1.38 acres
4-5 stories

Density over 145 DU/AC

The following slides include developments that exemplify densities from 145 DU/AC up to 200 DU/AC.

These density ranges would only be available to applicants that apply for the Discretionary Planned Development Permit as well as the Affordable Housing Density Bonus.



152 DU/AC



Photo courtesy of: Loopnet

Broadstone

Kettner Blvd. and Fir St.

199 dwelling units

1.31 acres

6-7 stories

166 DU/AC



Photo courtesy of: Market Street Village Apartments

**Market Street
Village**

Market St and 14th Ave.

229 dwelling units
1.38 acres
5 stories

200 DU/AC



Photo courtesy of: Greater Realty

Aloft on Cortez Hill

Date St. and 9th Ave.

168 dwelling units

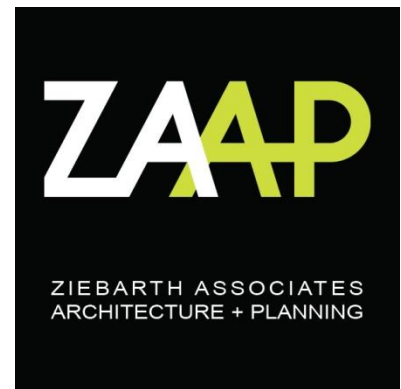
0.84 acres

5 stories

November 4, 2016

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

Re: Comments on Scoping for Notice of Preparation of EIR for
Morena Specific Plan



Dear Ms. Malone:

I strongly disagree with the concept of identifying the scope for the Notice of Preparation for the Morena Specific Plan before a draft document is available for review. The draft Specific Plan is not available for review. The following are some areas of concerns that I believe should be addressed in the EIR:

1. The 2008 General Plan sought to protect industrial land as an important economic driver in San Diego. Grantville Amendment reduced industrial lands by 557% from 1,393,500 sf to 250,000 sf. Encanto Community Plan converted industrial land to residential. What will be the cumulative impact on the City of San Diego by the continued conversion of industrial land to Urban Village or other zones in the Morena Specific Plan?
2. The Morena Specific Plan within the Linda Vista community proposes to redirect roadways through private property. The concepts appear to have merit, but how much increase density is supportable without the roadway modifications? How much increased density is supportable if only certain roadways are redirected? Should there be a phasing of increased density tied to certain roadway modifications?
3. Please identify what combination of roadway modifications must occur at the same time. For example: the extension of East Morena to Linda Vista Road is not contingent on the extension of Sherman. However it would seem that Sherman could not be extended if Napa between Morena Boulevard and Linda Vista Road is not closed. Similarly, it seems that Napa between Morena Boulevard and Linda Vista Road could not be closed until the modification of the intersection of Morena Boulevard and Linda Vista is completed.
4. At the scoping meeting, the new zone in Linda Vista might be an Urban Village with densities of 44 to 109 dwelling units per acre rather than a community village of 44 to 73.
 - a. From a Visual & Aesthetic perspective what is an appropriate village classification for Linda Vista? Urban vs Community Village?
 - b. What density is to be assumed for the environmental analysis? This is a large range. Please analyze the potential impacts-specifically with respect to traffic and GHG. Even
 - c. What is the height limit is being proposed? One Mission at 845 Fort Stockton is 5 stories with 47 du/acre. Park Laurel is 14 stories with 70 du/ acre. Atlas on 5th is 5-6 stories with 90 du/ acre. Deca is 6 stories with 73 du/acre. Doma is 9 stories with 91 du/ acre. What is the impact of bulk and scale?
5. Please identify and analyze the impact of the geological fault zone on the potential redevelopment of Morena Boulevard north of Ashton.

6. For the section of Morena in Bay Park, please analyze 3 alternative roadway configurations: 1. Existing with two lanes both north and south; 2. two north bound lane and one south bound lane; and 3. one north bound and one southbound. The level of analysis for the alternatives may vary depending on the adequacy and appropriateness of the solution, but each should be addressed at least cursory. For example: if the one lane both north and southbound handles only 75% of the projected traffic volume, this should be identified so that the community understands why the alternative is rejected. A detailed analysis is not required.
7. Please analyze an alternative land use designation for two locations in Bay Park: 1. Coastal Trailer Villa at Frankfort and Morena as RM2-5 zone and 2. Morena Mobile Village at Knoxville and Morena as RM-2-5 zone. This will allow the community to understand the impacts of these two-alternative land uses in these locations which have been subject to community discussion and a certain level of support. The environmental information is very valuable to the community's understanding of the impacts of these alternatives.
8. Please analyze the alternative of maintaining current zoning commercial zoning which allows mix use development at a density of 29 du/ acre.

These are some of the issues that I believe should be addressed in the EIR for the Morena Specific Plan. Other issues might arise once a draft of the Specific Plan is available for review.

Respectfully,



John C. Ziebarth, AIA, LEED AP

MORENA CORRIDOR SPECIFIC PLAN NOTICE OF PREPARATION OF A PROGRAM EIR

COMMENTS SUBMITTED BY CITY OF SAN DIEGO STORM WATER DIVISION
November 3, 2016

General Comments

The following comments are provided informally by the City Storm Water Division to assist preparation of the Draft Program Environmental Impact Report (EIR) and Specific Plan. Since prior environmental documents may be used as a starting point in preparing this Draft Program EIR, note the following updated information in addressing hydrology, water quality, and related storm water and water pollution prevention topics. The listings below are not exhaustive, but represent topics where similar information has needed to be added or updated in reviews of some other EIRs. While the need for a programmatic level EIR to anticipate and address an extended time frame is recognized, this snapshot is intended to provide useful reference material.

Current National Pollutant Discharge Elimination System (NPDES) Permit and waste discharge requirements for discharges from the Municipal Separate Storm Sewer Systems (MS4s) draining watersheds within the San Diego Region were adopted by the San Diego Regional Water Quality Control Board (Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100; NPDES No. CAS0109266). Copermittees subject to the permit include the County of San Diego, City of San Diego and the other 17 incorporated cities in the County, San Diego County Regional Airport Authority, and San Diego Unified Port District, and permit amendments have added Copermittees from portions of Orange County and Riverside County located within the San Diego Region. The current permit, as amended, can be accessed at:
http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

The MS4 Permit covers a five-year period, and is scheduled to expire in 2018. It would be renewed and reissued, with requirements expected to be at least as stringent as those currently in effect. The City of San Diego Jurisdictional Runoff Management Plan (JRMP) adopted by the City Council on June 16, 2015 encompasses City-wide programs and activities designed to prevent and reduce storm water pollution within City boundaries. This plan supersedes the prior City Jurisdictional Urban Runoff Management Plan (JURMP), which is no longer in effect. (There is no need to reference the former JURMP unless for historical purposes.) The 2015 JRMP can be accessed at:
<http://www.sandiego.gov/stormwater/plansreports/jurmp.shtml>

The current MS4 Permit required preparation of collaborative Water Quality Improvement Plans by watershed management area to guide the affected Copermittees' jurisdictional runoff management programs towards achieving improved water quality in MS4 discharges and receiving waters. The goal is to protect, preserve, enhance, and restore water quality and designated beneficial uses of waters of the state. This is to be accomplished through an adaptive planning and management process that identifies the highest priority water quality conditions within a watershed and implements strategies through the jurisdictional runoff management programs to achieve improvements in the quality of discharges from the MS4s and receiving waters. The Morena Corridor Specific Plan Study Area includes parts of two watershed management areas: Mission Bay Watershed Management Area for the more northerly portion of the study area draining to Mission Bay, and San Diego River

Watershed Management Area for the most southerly portion of the study area draining to the San Diego River. The City of San Diego was the lead in producing the Mission Bay Watershed Management Area Water Quality Improvement Plan (WQIP) and the County of San Diego was the lead in producing the San Diego River Watershed Management Area WQIP, with the City one of the Copermittees subject to the plan. Bacteria was identified as a highest priority water quality condition in both WQIPs. The accepted WQIPs can currently be accessed at: http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/wqip/mission_bay/2016-0307_ACCEPTED_MBWMA_WQIP.pdf and http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/wqip/san_diego_river/ACCEPTED_SDRWMA_WQIP.pdf

Updated City Storm Water Standards were enacted by the City Council and took effect in February 2016. Regional MS4 Permit requirements for regulating post-construction storm water discharges on-site are addressed in: Part 1 – Best Management Practices (BMP) Design Manual for Permanent Site Design, Storm Water Treatment, and Hydromodification Management; Regional MS4 Permit and Construction General Permit requirements for regulating construction-phase storm water discharges are addressed in: Part 2 – Construction BMP Standards; and new Regional MS4 Permit provisions to address post-construction storm water discharges through alternative means off-site are addressed in: Part 3 – Alternative Compliance Program. The current Storm Water Standards Manual is accessible at: <https://www.sandiego.gov/stormwater/regulations>

An updated City Storm Water Management and Discharge Control Ordinance adopted to comply with current MS4 Permit provisions took effect August 15, 2015. Refer to §43.0301 et seq. of the San Diego Municipal Code at: <http://docs.sandiego.gov/municode/MuniCodeChapter04/Ch04Art03Division03.pdf>

The City Storm Water Division completed a Watershed Asset Management Plan (WAMP) in 2013. It covers each of the six watershed management areas located at least partially within the City, including the Mission Bay Watershed area and the San Diego river Watershed Management Area. The July 2013 Watershed Asset Management Plan is accessible at: <http://www.sandiego.gov/stormwater/pdf/wamp2013.pdf>

More Specific Comments on the EIR and Plan

Whether under the “Hydrology and Water Quality” heading or the “Public Utilities” heading, assure that any potential impacts on storm water infrastructure, including capacity, operations and maintenance, are addressed.

Carefully document any potential impacts in the vicinity of the San Diego River, and especially any actions that could affect the ability to safely accommodate flood flows, including effects on any levees.

The Specific Plan would change land use designations in several areas and result in changes in use patterns and intensities, and also introduce changes to the mobility system and geometry of roadways and adjoining areas, providing potential options for addressing storm water runoff. Include storm water when considering infrastructure improvements such as roadway redesign. Will any of these potential changes introduce additional curbs and gutters, or other facilities to Storm Water’s inventory? The City supports and budgets for development of green infrastructure, as identified in the [FY17 CIP allocation memo](#). This would present an opportunity to bundle

projects in the Specific Plan Area that provide the multiple benefits envisioned in plan alternatives under consideration.

Along the same lines, redevelopment has implications for compliance with State storm water requirements. As noted above, the City has updated our Storm Water Standards and Best Management Practices (BMP) Design Manual to identify priority development projects that trigger additional requirements to capture, treat, or infiltrate storm water runoff. These redevelopment projects require ongoing inspection and maintenance in perpetuity to preserve the intended pollution control and/or flow control performance. Experience to date has shown provisions to finance and implement maintenance of BMPs can be a major stumbling block to project approval, particularly for small residential subdivisions.

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

PLANNING DIVISION

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October 27, 2016

11-SD-5

PM VAR

Morena Corridor Specific Plan

NOP / SCH#2016101021

Ms. Rebecca Malone

City of San Diego

1010 Second Ave. Suite 1200, MS 413

San Diego, CA 92101

Dear Ms. Malone:

The California Department of Transportation (Caltrans) received a copy of the Notice of Preparation (NOP) for the proposed Morena Corridor Specific Plan Project located near I-5. Caltrans has the following comments:

- A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

If you have any questions, please contact Kimberly Dodson, of the Caltrans Development Review Branch, at (619) 688-2510 or by e-mail sent to kimberly.dodson@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Armstrong".

JACOB ARMSTRONG, Chief
Development Review Branch