

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 5, 2010

NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND

PUBLIC NOTICE OF AN ENVIRONMENTAL IMPACT REPORT
SCOPING MEETING
WBS: S-00915.02.06

PUBLIC NOTICE: The City Of San Diego will be the Lead Agency and will prepare a draft Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of an EIR and Scoping Meeting was publicly noticed and distributed on March 5, 2010

SCOPING MEETING: A scoping meeting will be held by the City of San Diego Entitlements Division on March 24, 2010, from 6 to 8 pm at the North Park Recreation Center, 4044 Idaho Street San Diego, CA 92104. Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting. Written comments may also be sent to Jeff Szymanski, City of San Diego, Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mailed to DSDEAS@sanidiego.gov referencing the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A draft EIR incorporating public input will then be prepared and distributed for public review and comment.

PROJECT NAME/NO.: UNIVERSITY AVENUE MOBILITY PLAN/115295

SCH No.: *Pending*

COMMUNITY PLAN AREA: Greater North Park

COUNCIL DISTRICT: 3 (Gloria)

SUBJECT: **UNIVERSITY AVENUE MOBILITY PLAN:** The project includes improvements related to roadways, transit, pedestrian access, parking, and utilities along an approximately 1.25-mile-long segment of University Avenue, between Florida Street and Boundary Street. The project area extends to Lincoln Avenue to the north and Wightman Avenue and North Park Way to the south. The roadway improvements would consist of the installation of two traffic signals and signal modifications at several intersections, construction of a raised and landscaped median, installation of additional left-turn pockets at several intersections, re-striping and paving of University Avenue, and installation of landscaping. The transit improvements would consist of the provision of transit-only lanes along portions of University Avenue in both the eastbound and westbound directions, and consolidation of transit stops to reduce the existing 20 stops to 10 stops. Pedestrian improvements would consist of the installation of four enhanced pedestrian crossings across University Avenue and four crossing abutting streets, and the installation of curb extensions to reduce the distance between sidewalks on either side of the street. Parking improvements would consist of the removal of on-street parking where the transit-only lanes are proposed and the re-striping of on-street parallel parking spaces to angled parking spaces along both sides of several adjacent side streets on the north. Utilities improvements associated with

the project would consist of the relocation of some existing utilities and infrastructure, including existing storm drain inlets, sewer manholes, and water valve cans. The re-striping and reconstruction of University Avenue would also require relocation of electrical and telecommunications utility lines, as well as some existing utility boxes and street lights. Construction would occur in phases, as funding is procured. The project area is located within the Greater North Park Community Plan within Council District 3.

Applicant: City of San Diego Engineering and Capital Projects Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project could potentially result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation/Parking, Air Quality, Hydrology/Water Quality, Health and Safety, Visual Effects and Neighborhood Character, Public Utilities, and Green House Gas Admissions.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Development Services Department at (619) 446-5460 or (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For information on environmental review and/or information regarding this project, contact Jeff Szymanski at (619) 446-5324. Supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. For information regarding public meetings/hearings on this project, contact Project Manager Julie Ballesteros (619) 533-4610. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego website <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> and distributed on March 5, 2010.

Cecilia Gallardo, Assistant Deputy Director
Development Services Department

DISTRIBUTION: See Attached.

ATTACHMENTS: Figure 1 Regional Location Map
 Figure 2 Project Location
 Scoping Letter



THE CITY OF SAN DIEGO

March 4, 2010

Julie Ballesteros
Engineering and Capital Projects Department
600 B Street, 7th Floor
San Diego, CA 92101

Subject: Scope of Work for an Environmental Impact Report for the University Avenue
Mobility Plan Project (Project No. 115295)

Dear Mrs. Ballesteros,

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental Analysis Section (EAS) of the City of San Diego Development Services Department has determined that the proposed project may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required. Staff has determined that a project EIR is the appropriate environmental document for the University Avenue Mobility Plan Project.

The purpose of this letter is to identify the specific issues to be addressed in the EIR. The EIR shall be prepared in accordance with the "City of San Diego Technical Report and Environmental Impact Guidelines" (Updated December 2005). A Notice of Preparation (NOP) will be distributed to Responsible Agencies and others who may have an interest in the project. Changes or additions to the scope of work may be required as a result of input received in response to the NOP.

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

The project that would be the subject of the EIR is briefly described as follows:

Project Description

The University Avenue Mobility Plan project proposes multi-modal improvements along University Avenue, between Florida Street and Boundary Street, within the City of San Diego's community of North Park. Implementation of the project would include improvements related to roadways, transit, pedestrian access, parking, and utilities. The roadway improvements would consist of the installation of two traffic signals and signal modifications at several intersections, construction of a raised and landscaped median, installation of additional left-turn pockets at several intersections, re-striping and re-paving of University Avenue, and installation of landscaping. The transit improvements would consist of the provision of transit-only lanes along portions of University Avenue in both the eastbound and westbound directions, and



Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155
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consolidation of transit stops to reduce the existing 20 stops to 10 stops. Pedestrian improvements would consist of the installation of four enhanced pedestrian crossings across University Avenue and four crossings on abutting side streets, and the installation of curb extensions to reduce the distance between sidewalks on either side of the street. Parking improvements would consist of the removal of on-street parking where the transit-only lanes are proposed and the re-striping of on-street parallel parking spaces to angled parking spaces along both sides of several adjacent side streets north of University Avenue. Utility improvements associated with the project would consist of the relocation of some existing utilities and infrastructure, including existing storm drain inlets, sewer manholes, and water valve cans. The re-striping and improvements along University Avenue would also require relocation of electrical and telecommunications utility lines, as well as some existing utility boxes and street lights.

EIR Requirements

A. INTRODUCTION

The introductory chapter of the EIR shall introduce the proposed project with a brief discussion of the intended use and purpose of the EIR. Identify discretionary actions/permits required to implement the project and the necessity for each. The involvement of other local, state, or federal agencies that have responsibility for approvals or project review shall also be described in this section.

B. ENVIRONMENTAL SETTING

The EIR shall describe the precise location of the project and present it on a detailed topographic map and regional map. The EIR shall provide a local and regional description of the environmental setting of the project site, as well as the zoning and land use designations of the site and its contiguous properties, area topography, drainage characteristics, and vegetation. Identify the community plan area involved, land use plans and overlay zones that affect the project site, such as the Greater North Park Community Plan, the Transit Area Overlay Zone, the Mid-City Communities Planned District Ordinance, and the City of San Diego Multiple Species Conservation Program (MSCP). If a potential cumulative effect for an impact category is to be discussed in the EIR, this section shall establish a setting for the discussion by describing the background or general progression of the cumulative pattern as it relates to the project site. The environmental setting shall include a brief description of police and fire facilities and the emergency response times for the area.

C. PROJECT DESCRIPTION

The EIR shall identify the goals and objectives of the proposed project and include a detailed project description. Project objectives will be critical in determining appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. A description of the project shall include detailed descriptions of all major project features, all off-site components, phasing, and construction activities. The

project description shall provide a discussion of all discretionary actions required for the project, as well as a discussion of all permits and approvals required by federal, state, and other regulatory agencies.

D. HISTORY OF PROJECT CHANGES

This section of the EIR shall outline the physical changes that have been made to the project in response to environmental concerns raised during the City's review of the project.

E. ENVIRONMENTAL ANALYSIS

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

Environmental Issue Areas to be Discussed

LAND USE

Issue 1: Would the proposed project conflict with the environmental goals, objectives, or guidelines of a General Plan or Community Plan?

Issue 2: Would the proposed project physically divide an established community?

The project site is located within the Greater North Park Community Plan. The EIR shall address the project's conformance with all applicable land use and regulatory plans, including, but not limited to the City of San Diego General Plan (2008), Greater North Park Community Plan, Mid-City Communities Planned District Ordinance, MSCP Subarea Plan, and any other applicable plans.

The EIR shall address the project's potential to physically divide the community due to the proposed design features (e.g., transit-only lanes and raised center medians).

TRANSPORTATION/CIRCULATION/PARKING

- Issue 1: Would the proposal result in an increase in projected traffic that is substantial in relation to the existing traffic load and capacity of the street system?*
- Issue 2: Would the proposed project result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?*
- Issue 3: Would the proposed project result in effects on existing parking?*
- Issue 4: Would the proposed project result in a substantial impact upon existing or planned transportation systems or conflict with any adopted policies, plans, or programs supporting alternative transportation?*

The analysis in this section of the EIR shall identify potential impacts to the traffic and circulation system. A traffic technical study shall be prepared in accordance with City's Traffic Impact Study and approved by City staff, and included as an appendix to the EIR.

The traffic study and EIR shall evaluate the traffic volumes and level of service (LOS) on intersections, roadways, and freeway ramps; include descriptions and applicable graphics of the existing transportation conditions within the project area, and provide a comparative analysis of projected conditions during the near-term and horizon year. The conclusions of the traffic study shall be incorporated in this section of the EIR. The traffic study and EIR shall also address potential parking impacts, consistency with planned alternative transportation systems and related policies, as well as potential hazards to motor vehicles, pedestrians and bicycles, due to the proposed project.

AIR QUALITY

- Issue 1: Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?*
- Issue 2: Would the proposed project result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?*
- Issue 3: Would the proposed project exceed 100 pounds per day of particulate matter (PM) (dust)?*

The EIR shall describe the region's climate and the San Diego Air Basin's current attainment levels for state and federal ambient air quality standards. An air quality analysis shall be prepared and included as an appendix to the EIR. The air quality analysis shall discuss the proposed project's impact on the ability of the San Diego Air Basin to meet regional air quality strategies and the project's consistency with the California Air Resources Board Air Quality and Land Use Handbook.

The EIR section and technical report shall discuss both the potential stationary and non-stationary air emission sources related to the construction and operation associated with the proposed project. The technical report and EIR section shall include estimates of total project-generated air pollutant emissions, discussion of potential dust generation during project construction, evaluation of carbon monoxide hot spots, and any proposed emissions reduction design features or dust suppression measures that would avoid or lessen emissions or dust-related impacts to sensitive receptors in the project area.

HYDROLOGY/WATER QUALITY

Issue 1: Would the proposed project result in an increase in impervious surfaces and associated increased runoff?

Issue 2: Would the proposed project result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

A drainage study is required and shall address the project's potential for impacting the hydrologic conditions within the project area and downstream and recommend drainage design techniques to reduce runoff volumes and velocities. A water quality technical report is also required. The reports shall include examples of potential BMPs and outline programs that can be used during and post-construction and discuss the project's compliance with the City's Storm Water Standards. Any required mitigation measures shall be reflected within this section of the EIR if applicable. The EIR shall also discuss how the project could affect water quality within the project area and downstream.

HEALTH AND SAFETY

Issue 1: Would the proposed project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?

Issue 2: Would the proposed project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The EIR shall identify known contamination sites within the project area and address the potential impact to the project. The EIR shall also discuss project effects on emergency routes and access within the project area during and after project construction.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

Issue 1: Would the proposed project result in a substantial obstruction of any vista or scenic view from a public viewing area?

Issue 2: Would the proposed project severely contrast with the surrounding neighborhood character?

The EIR shall include an analysis of potential impacts to the community's neighborhood character or visual resources as a result of the project. The EIR shall discuss the alterations that would result from project implementation, and the potential impacts that may result from such alterations, including the aesthetic or visual quality impact to those viewing the project area from public locations. Also required is a discussion of the potential impact of the project on any vistas, scenic resources, or community identification symbols or landmarks from any public viewing areas.

PUBLIC UTILITIES

Issue 1: Would the proposed project result in the need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts?

The EIR shall include a discussion of potential impacts to public utilities resulting from project implementation. The EIR shall identify any conflicts with existing infrastructure, evaluate any need for upgrading infrastructure and shall demonstrate that facilities would have sufficient capacity to serve the needs of the project.

GREEN HOUSE GAS ADMISSIONS

Issue 1: Would the proposed project be subject to or create significant adverse effects related to global climate change?

The EIR shall address the potential impact of the project on global climate change. This section shall present an introductory overview of global climate change, including most recent information regarding the current understanding of the mechanisms behind global climate change, greenhouse gas emissions, current conditions and trends, and the broad environmental issues related to global climate change. A discussion of current international and domestic legislation, plans, policies, and programs pertinent to global climate change shall also be included.

An estimate of the project-generated greenhouse gas emissions shall be provided in this section. The projected greenhouse gas emissions with and without the project shall be compared and incorporated into a qualitative discussion of the significance of the emissions relative to global climate change. A qualitative discussion of potential adverse effects to the project that may occur because of global climate change shall also be included in this section. A discussion of specific project design features as they relate to the reduction of greenhouse gas emissions shall also be included.

F. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall describe the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance.

G. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In conformance with CEQA Section 15126.2(b) and (c), the EIR must include a discussion on any significant irreversible environmental changes which could be caused by the project should it be implemented. The EIR shall address the use of nonrenewable resources during the construction and life of the project.

H. GROWTH INDUCEMENT

Consistent with CEQA Guidelines Section 15126.2, the EIR shall address the potential for growth inducement resulting from implementation of the proposed project. The EIR shall discuss the ways in which the proposed project could foster economic or population growth, or construction of additional housing either directly or indirectly. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment.

I. CUMULATIVE IMPACTS

When the proposed project is considered with other past, present, and reasonably foreseeable projects in the project area, implementation could result in significant environmental changes that are individually limited but cumulatively considerable. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts shall be discussed in a separate section of the EIR. The EIR shall summarize the overall short-term and long-term impacts the proposed project could have in relation to other planned and proposed projects in the project area.

J. EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of San Diego as Lead Agency has determined that the following issue areas are not potentially significant with the proposed project and do not require analysis in this EIR: Agricultural Resources, Biological Resources, Historical Resources, Geology, Mineral Resources, Noise, Population and Housing, Public Facilities and Services, and Recreation. However, if these or other potentially significant issue areas arise during the detailed environmental investigation of the project, consultation with EAS staff is required to determine if these or other issue areas need to be addressed within the EIR. Additionally, as supplementary information is submitted, the EIR may need to be expanded to include additional areas.

K. ALTERNATIVES

In accordance with CEQA Guidelines Section 15126.6, the EIR shall focus on reasonable alternatives that avoid or reduce the project's significant environmental impacts. These alternatives shall be identified and discussed in detail, and shall address all significant impacts.

The alternatives analysis shall be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis shall be a section entitled "Alternatives Considered but Rejected." This section shall include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reason for rejection shall be explained.

As a minimum, the following alternatives shall be considered:

No Project Alternative

The No Project Alternative discussion shall compare the environmental effects of approving the project with impacts of not approving the project. In accordance with CEQA Guidelines Section 15126.6(e)(3)(B), the No Project Alternative shall discuss the existing conditions at the time of the NOP, as well as what would be reasonably expected to occur in the foreseeable future if the proposed project is not approved, based on current zoning, land use designations, and available infrastructure.

Other Project Alternatives

In addition to a No Project Alternative, the EIR shall consider other alternatives that are determined through the environmental review process that would mitigate potentially significant environmental impacts. These alternatives must be discussed with EAS staff prior to including them in the EIR.

L. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

For each of the issue areas discussed above, mitigation measures should be clearly identified, discussed, and their effectiveness assessed in each issue section of the EIR. A Mitigation, Monitoring and Reporting Program (MMRP) for each mitigation measure must be included. At a minimum, the program should identify: 1) the city department or other entity responsible for the monitoring; 2) the monitoring and reporting schedule; and 3) the completion requirements. The separate MMRP should also be contained (verbatim) as a separate section, which will be attached to the EIR.

Mrs. Julie Ballesteros

March 4, 2010

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M. OTHER

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

Until an EIR screencheck is submitted which addresses all of the above issues, the environmental processing timeline for this project will be held in abeyance. If you have any questions or need clarification regarding any of the information contained in the scoping letter, please contact Jeffrey Szymanski (619) 466-3402 or Email jszymanski@san Diego.gov

Sincerely,

A handwritten signature in black ink, appearing to read 'Cecilia Gallardo', with a horizontal line drawn underneath it.

Cecilia Gallardo, Assistant Deputy Director
Development Services Department

CC: EAS Seniors
EAS Project File

DISTRIBUTION:
State of California

Regional Water Quality Control Board (44)
State Clearing House (46)
California Transportation Commission (51A)
Caltrans District 11 (31)

County of San Diego

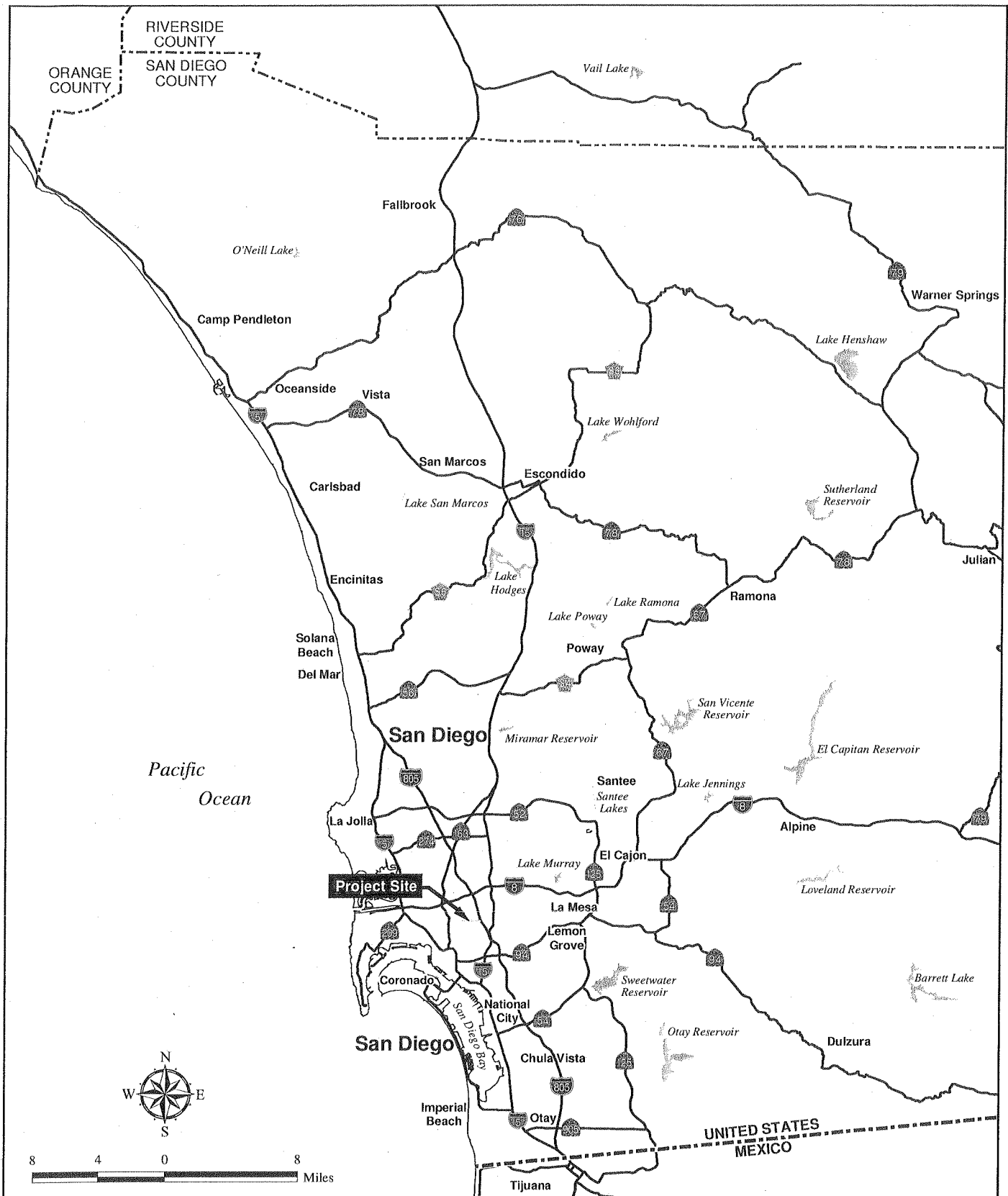
Air Pollution Control District (65)
County Water Authority (73)

City of San Diego

Mayor's Office (91)
Councilmember Lightner, District 1
Councilmember Faulconer, District 2
Councilmember Gloria, District 3
Councilmember Young, District 4
Councilmember DeMaio, District 5
Councilmember Frye, District 6
Councilmember Emerald, District 7
Councilmember Hueso, District 8
City Attorney's Office (MS 56A)
Fire and Life Safety Services (79)
Library Department – Government Documents (81)
North Park Branch Library
Metropolitan Wastewater Department (MS901A)
Police Department (84)
Engineering and Capital Projects (86)
 Julie Ballesteros (MS 908A)
 Dean Marsden (MS 908A)
Historical Resources Board (87)
Facilities Financing Planning (479)
Water Department (MS 906)
Development Services Department

Other Interested Agencies, Organizations, and Individuals

San Diego Association of Governments (SANDAG) (108)
San Diego Metropolitan Transit System
San Diego Gas and Electric (114)
San Diego Unified School District (125)
North Park Planning Committee (363)
North Park Community Planning Committee (366)
Hillcrest Business District (262)
Redevelopment Agency (92A)
North Park Main Street Association
3076 University Avenue
San Diego, CA 92104-3034



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Regional Location Map

UNIVERSITY AVENUE MOBILITY PLAN PROJECT

Figure 1



Project Location

UNIVERSITY AVENUE MOBILITY PLAN PROJECT

HELIX

Figure 2