



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: July 26, 2011
**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND
PUBLIC NOTICE OF AN ENVIRONMENTAL IMPACT REPORT
SCOPING MEETING**
Internal Number 21002218

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 July 26, 2011

SCOPING MEETING: A scoping meeting will be held by the City of San Diego Entitlements Division on August 9, 2010, from 7 to 9 pm at the Ocean Beach Recreation Center, 4726 Santa Monica Avenue San Diego, CA 92109. 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@sandiego.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.: Ocean Beach Community Plan Update

SCH No.: *Pending*

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2 (Faulconer)

SUBJECT: The proposed project is an update to the Ocean Beach Community Plan (Plan). The project is designed to revise the Plan with respect to organization and content for consistency with the General Plan, to amend the Plan Land Use Map with related zone changes to reflect amendments and correct inconsistencies between existing land uses and the Community Plan, and to amend the Ocean Beach Public Facilities Financing Plan. The proposed project would rezone 99 parcels (approximately 21 acres) from RS-1-7 to RM -1-1. The existing zone allows for single dwelling unit (du) density of 9/du per acre for a maximum build out of approximately 189 units. The proposed Community Plan Update would change the zoning to allow up to 15/du per acre and would result in the maximum build out of approximately 315 units, or a net increase of 126 dwelling units. In total, the proposed community plan could accommodate an additional 1,399 dwelling units.

The draft Plan sets out a long-range vision and comprehensive policy framework for how the community of Ocean Beach could develop and maintain the qualities that define Ocean Beach over the next 20 to 30 years. The draft Plan provides policy direction for future development and been guided by the City of Villages growth strategy and citywide policy direction contained within the City of San Diego's General Plan (2008).

Applicant: Maxx Stalheim City of San Diego, Development Services Department, Planning Division

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, Public Services and Utilities, Green House Gas Admission, Biological Resources, and Historical Resources.**

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 Maxx Stalheim (619) 236-6153. 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 July 26, 2011.

Cecilia Gallardo, Assistant Deputy Director
Development Services Department

DISTRIBUTION: See Attached.

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

NOTICE OF PREPARATION PUBLIC REVIEW DISTRIBUTION:

U.S. Government

Environmental Protection Agency (19)
Fish & Wildlife Service (23)
Army Corps of Engineers (26)

State of California

State Clearinghouse (46A)
Caltrans Planning, District 11 (31)
Department of Fish & Game (32)
Integrated Waste Management Board (35)
CAL EPA (37A)
Department of Toxic Substance Control (39)
Department of Parks & Recreation (40)
Office of Historic Preservation (41)
Resources Agency (43)
Regional Water Quality Control, Region 9 (44)
Air Resources Board (49)
Native American Heritage Commission (56)
California Energy Commission (59)

County of San Diego

Department of Environmental Health (75)

City of San Diego

Mayor's Office (91)
Council President Alvarez, District 8 (MS 10A)
Councilmember Lightner, District 1 (MS 10A)
Councilmember Faulconer, District 2 (MS 10A)
Councilmember Gloria, District 3 (MS 10A)
Councilmember Young, District 4 (MS 10A)
Councilmember DeMaio, District 5 (MS 10A)
Councilmember Zapf, District 6 (MS 10A)
Councilmember Emerald, District 7 (MS 10A)
Development Services Department
Kelly Broughton, Director (MS 501)
Cecilia Gallardo, Assistant Deputy Director (MS 501)
Ann Gosalves – Transportation Review (MS 501)
Martha Caranza (MS 776)
Ron Carter – Fire Plans Officer (MS 401)
James Quinn – Geology Review (MS 501)
Max Stalheim- Senior Planner (MS 501)
Mary Wright (MS 413)
Kristy Forburger - MSCP (MS 501)
Jeff Harkness - Open Space Parks Review (MS 401)
Kelley Stanco - Plan Historic (MS 501)
Cathy Winterrowd- Principal Planner (MS 501)
Samir Hajjiri (MS 4A)
Lisa Wood - ESD (1102A)
Library Department – Gov't Documents (81)
Real Estate Assets Department (85)
Engineering & Capitol Projects Department (86)
Linda Marabian – (MS 609)
Public Utilities Department

Water Review Mehdi Rastakhiz(86A)
Wastewater Review (86B)
Nicole McGinnis (MS 906)
Ann Sasaki (MS 901)
Historical Resources Board (87)
Wetland Advisory Board (91A/MS 908A)
General Services Department (92)
Environmental Services Department (93A)
Tom Tomlinson - Facilities Financing (93B)
Office of the City Attorney (93C)
Ocean Beach Branch Library (81V)
Other Individuals or Groups
Ocean Beach Planning Board (367)
Ocean Beach Town Council (367A)
Peninsula Community Planning Board (390)
SANDAG (108)
San Diego Transit (112)
San Diego Gas & Electric (114)
MTS (115)
San Diego Unified School District (125)
San Diego City Schools (132)
Chambers Group, Joe O'Bannon
Sierra Club, San Diego Chapter (165)
Neighborhood Canyon Creek & Park Groups (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167/167A)
Environmental Health Coalition (169)
California Native Plant Society (170)
San Diego Baykeeper (173)
Citizen's Coordinate for Century III (179)
EC Allison Research Center (181)
Endangered Habitats League (182/182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution – Public Notice + Map (225A-R)
Barona Group of Capitan Grande Band of Mission Indians
Campo Band of Mission Indians
Ewiiapaayp Tribal Office
Inaja Band of Mission Indians
Jamul Band of Mission Indians
La Posta Band of Mission Indians
Manzanita Band of Mission Indians
Sycuan Band of Mission Indians
Viejas Group of Capitan Grande Band of Mission Indians
Mesa Grande Band of Mission Indians
San Pasqual Band of Mission Indians
Santa Ysabel Band of Diegueño Indians

La Jolla Band of Mission Indians
Pala Band of Mission Indians
Pauma Band of Mission Indians
Pechanga Band of Mission Indians
Rincon Band of Luiseno Mission Indians
Los Coyotes Band of Mission Indians
Kumeyaay Cultural Heritage Preservation



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 26, 2011

TO: Maxx Stalheim

FROM: Cecilia Gallardo, Assistant Deputy Director,
Development Services Department

SUBJECT: Scope of Work for an Environmental Impact Report for the Ocean Beach Community Plan Update Project

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 an EIR is the appropriate environmental document for the Ocean Beach Community Plan Update 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 proposed project is an update to the Ocean Beach Community Plan (Plan). The project is designed to revise the Plan with respect to organization and content for consistency with the General Plan, to amend the Plan Land Use Map with related zone changes to reflect amendments and correct inconsistencies between existing land uses and the Community Plan, and to amend the Ocean Beach Public Facilities

Financing Plan. The proposed project would rezone 99 parcels (approximately 21 acres) from RS-1-7 to RM -1-1. The existing zone allows for single dwelling unit (du) density of 9/du per acre for a maximum build out of approximately 189 units. The proposed Community Plan Update would change the zoning to allow up to 15/du per acre and would result in the maximum build out of approximately 315 units, or a net increase of 126 dwelling units. In total, the proposed community plan could accommodate an additional 1,399 dwelling units.

The draft Plan sets out a long-range vision and comprehensive policy framework for how the community of Ocean Beach could develop and maintain the qualities that define Ocean Beach over the next 20 to 30 years. The draft Plan provides policy direction for future development and been guided by the City of Villages growth strategy and citywide policy direction contained within the City of San Diego's General Plan (2008).

The draft Plan reflects these principles through new policy direction in its nine Elements, which are summarized as follows:

Land Use and Community Planning Element

Purpose: Patterned after the General Plan land use categories, the Ocean Beach Community Plan provides for a balanced mix of residential and commercial land uses. Mixed use "village" areas have evolved organically over time through the proximity and interrelationships between commercial districts and adjacent residential neighborhoods. This element emphasizes the importance of maintaining low-medium density residential character in Ocean Beach. It encourages sensitive development and small-scale character for mixed-use residential/commercial development within commercial districts. The element would also protect, enhance and expand park and open space areas.

Mobility

Purpose: Ocean Beach is an urbanized coastal community and will accommodate a small percentage of new population and associated traffic. Consequently, the focus has shifted from developing new transportation systems, to sustainable policies supporting current densities and alternative transportation modes. The shift toward additional and improved alternative transportation modes, such as transit, bikeways, and pedestrian paths linking the community with open spaces, supports an enhanced infrastructure, thereby reducing dependence on non-renewable resources, and forming a more sustainable and integrated approach to mobility and land use. The policies are intended to mitigate impacts associated with automobiles while enhancing desirable outcomes associated with the City of Villages growth strategy in terms of walkability and pedestrian orientation.

Urban Design & Community Identity

Purpose: Ocean Beach is a small-scale coastal community with stable neighborhoods, active commercial centers, historic resources, a diverse and actively engaged population, and an enviable natural environment. The policies of the Urban Design and Community Identity Element are intended to protect, preserve, and enhance the traditional development pattern in order to ensure future generations of residents and visitors will be able to enjoy the community's unique ambience.

Economic Prosperity

Purpose: Ocean Beach is well suited for providing a wide range of commercial goods and services serving local residents as well as catering to the needs of visitors. Despite its regional attraction as a beach area, the small pedestrian-oriented community would like to preserve, protect, and encourage the diversity of locally-owned and operated businesses. The policies of the Economic Prosperity Element are intended to address this.

Public Facilities, Services & Safety

Purpose: Ocean Beach is an urbanized community with little capacity for new development, and limited opportunities for generating revenue to pay for new or expanded facilities. The community plan update anticipates that most new development will occur as in-fill projects in the three commercial districts. Residents have not limited their expectations regarding an acceptable level of public facilities, services, and safety. Therefore, the emphasis of the element is to identify community priorities for public facility improvements, and to create specific criteria for defining and describing the desired character and location of needed facilities.

Recreation

Purpose: The purpose of this element is to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City of San Diego. The community's park and open space systems supports the City's ability to attract and retain visitor serving businesses, as well as providing for the recreational needs of local residents. Ocean Beach's recreational opportunities are enhanced by its proximity to neighboring regional facilities.

Conservation

Purpose: The community of Ocean Beach recognizes the importance of natural resources and the need for conservation. Preservation of natural resources will depend on the enhancement, maintenance and promotion of Ocean Beach's resources, as well as the integration of sustainable development practices. The policy recommendations embodied in the community plan update will serve to guide future development in the community.

Noise

Purpose: Ocean Beach is an active urban beach community and has a higher ambient noise level than more suburban communities. Ambient noise level is the composite of noise from all normal background noise sources at a given location. Single event noises, such as aircraft flyover, also affect the background noise level in the community. The goal of the Noise Element is to reduce excessive noise affecting sensitive land uses and receptors.

Historic Preservation

Purpose: The Ocean Beach Cottage Emerging Historical District was established in 2000, and is a significant resource as an example of a turn of the 19th to 20th century seashore resort and beach cottage

area developed between 1887 and 1931. The goal of the Historic Preservation Element is to preserve, enhance, and celebrate the rich history of Ocean Beach, and to encourage heritage tourism opportunities.

EIR Requirements

A. INTRODUCTION

The introductory chapter of the EIR shall introduce the proposed project with a brief discussion on 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.

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 Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, Residential Tandem Parking overlay zones, 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 or other applicable land use plans? Applicable plans and policies may include: the existing Ocean Beach Community Plan, Lindberg Field Airport Land Use Compatibility Plan (ALUCP), or the City of San Diego's Multiple Species Conservation Program (MSCP) subarea Plan and the Multi-Habitat Planning Area (MHPA)?*
- Issue 2: Would the project, which proposes to rezone the 99 parcels from 9/du per acre to 15/du per acre, result in significant physical changes in the environment?*
- Issue 3: Would the proposed project physically divide an established community?*

The project site is located within the Ocean Beach 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), Ocean Beach Community Plan, 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.

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 traffic generation in excess of specific community plan allocation?*
- 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?*

Issue 5: Would the proposed project result in a substantial impact upon existing or planned transportation systems?

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 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 assess whether proposed policies in the Community Plan would have a significant adverse effect on air quality that affect public health. The EIR shall assess whether the Community Plan would result in a significant increase in auto and truck emissions due to an overall increase in vehicular trips within the Ocean Beach Community Plan 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?

HYDROLOGY

Hydrology deals with the properties, distribution, and circulation of surface water, ground water, and atmospheric water. The quantity of water which flows in a creek or river is calculated based on historic climatic conditions combined with the watershed characteristics. The slope and shape of the watershed, soil properties, recharge area, and relief features are all watershed characteristics that influence the quantity of surface flows. Therefore, as land is developed, impervious area is increased, thereby increasing runoff. The proposed plan update has a potential for increasing runoff volumes within affected watersheds of the planning area. The EIR should address the plan update's potential for impacting the hydrologic conditions within the project area and downstream.

WATER QUALITY

Water quality is affected by sedimentation caused by erosion, by runoff carrying contaminants, and by direct discharge of pollutants (point-source pollution). As land is developed, the impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point source pollution) into adjacent watersheds. Degradation of water quality could impact human health as well as wildlife systems. Sedimentation can cause impediments to stream flow. In addition, oxygen availability is affected by sedimentation, which can significantly influence aquatic and riparian habitats. Therefore, the EIR should discuss how the plan update 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?*
- Issue 3: Result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter—mile of an existing or proposed school?*

The EIR shall identify known contamination sites within the project area and address the potential impacts to the project. The EIR shall also discuss project effects on emergency routes and access within the project area during and after project construction. As part of the environmental review process, steps are needed to disclose and address the safe removal, disposal, and/or remediation of hazardous materials. There are Federal and State requirements that are mandated to be incorporated into projects that may have these issues. Due to the presence of a limited amount of hazardous material sites located in the project area the EIR should include an evaluation of the presence of these materials and any potential impacts.

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: Project bulk, scale, materials, or style which would be incompatible with surrounding development?*
- Issue 3: The loss of any distinctive or landmark tree(s), or stand of mature trees as identified in the community plan?*

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 site 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 SERVICES AND FACILITIES

- Issue 1: Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:*

Police protection	Parks or other recreational facilities
Fire/Life Safety protection	Maintenance of public facilities, including roads
Libraries	Schools

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.

PUBLIC UTILITIES

- Issue 1: Could implementation of the proposed CPU result in the use of excessive amounts of water beyond projected available supplies?*
- Issue 2: Could implementation of the proposed CPU promote growth patterns resulting in the need for and/or provision of new or physically altered utilities, the construction of which could cause significant environmental impacts in order to maintain service ratios, or other performance objectives?*
- Issue 3: Could implementation of the proposed CPU result in the use of excessive amounts of electrical power, fuel or other forms of energy?*

The EIR will describe the measures/policies which could potentially reduce the use of energy and water. The EIR will present measures included as part of the project or proposed as mitigation measures directed at conserving energy and reducing energy consumption consistent. The EIR shall discuss how the implementation of the Proposed Project would affect the City's ability to handle solid waste.

The EIR will address water supply availability. Specifically the EIR shall provide: a discussion whether project build-out would be considered in the 2005 Urban Water Management Plan; an identification of water usage and customers served in Ocean Beach along, including commercial and residential usage; a determination of the water supply necessary to serve the demand of both short-term and long-term build-out; an identification of reasonably foreseeable short-term and long-term water supply sources, and alternative sources which would include anticipated dates of previously untapped sources becoming available; an identification of likely yields of future water supply from short-term and long term build-out; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; a comparison demand of project build-out with projected water supply from both short-term and long-term water sources and disclose impacts; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; and a comparison of demand of project build out with projected water supply from both short-term and long-term water sources with disclosure of deficits.

GREEN HOUSE GAS ADMISSIONS

Issue 1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Issue 2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

More specifically the EIR shall provide: a description of the existing global context in which climate change impacts are occurring and are expected to occur in the future; a summarization of the relevant state laws that address climate change; a description of relevant statewide and/or regional GHG inventories to which the project would contribute; a quantification of the project's direct and indirect GHG emissions and compare them to baseline conditions; a conversion of the GHG into CO2 equivalents using an established "carbon calculator"; a discussion of whether the project would enhance or impede the attainment of state GHG reduction targets and its relationship to local plans and policies; a description of the cumulative, global climate change impacts to which the project would contribute; and a description of how the impacts of global climate change could impact the project.

Furthermore, 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.

BIOLOGICAL RESOURCES

- Issue 1: A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?*
- Issue 2: A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS?*
- Issue 3: A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?*
- Issue 4: Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*
- Issue 5: A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?*
- Issue 6: Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects?*
- Issue 7: A conflict with any local policies or ordinances protecting biological resources?*
- Issue 8: An introduction of invasive species of plants into a natural open space area?*

Discuss how any proposed land use changes within the Proposed Project would impact the City's biological conservation goals either directly or indirectly. Describe how the Conservation Element would affect those goals.

HISTORICAL RESOURCES

- Issue 1: Could implementation of the proposed CPU result in adverse physical or aesthetic effects to prehistoric, historic, or architecturally significant buildings, structures, objects, or sites?*
- Issue 2: Could implementation of the proposed CPU result in impacts to existing religious or sacred uses within the City or the disturbance of any human remains, including those interred outside formal cemeteries?*

Describe whether or not the implementation of the Proposed Project would negatively affect the preservation of archaeological or historical resources within the Ocean Beach Community Plan and how the proposed project could affect the goals of the Historic Preservation Element.

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

A separate section of the PEIR should include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the PEIR. This would include a discussion of the location of agricultural resources and mineral resources within Barrio Logan. 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.

M. OTHER

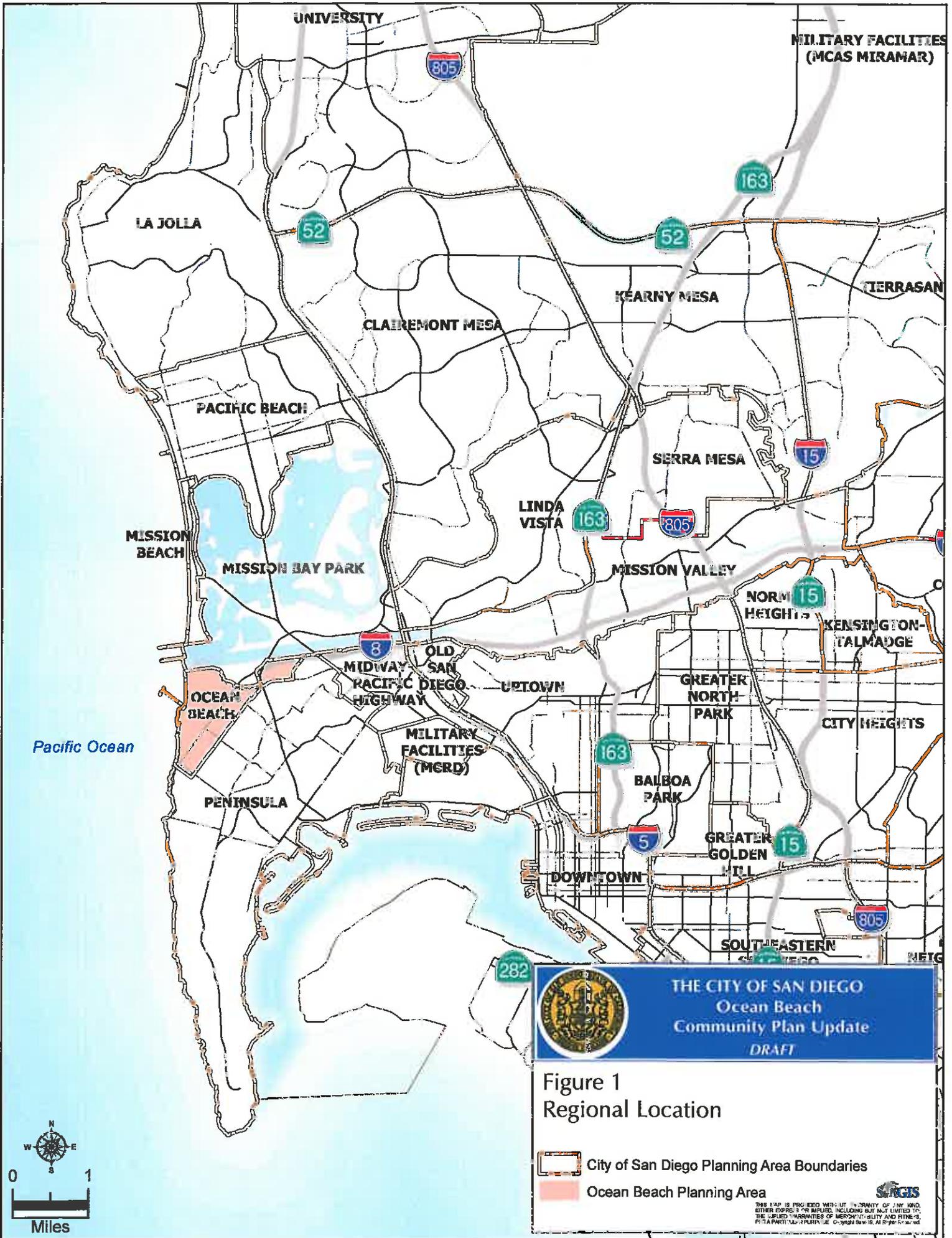
The EIR shall include the references, individuals and agencies consulted, and certification page.

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@sandiego.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cecilia Gallardo', with a long horizontal flourish extending to the right.

Cecilia Gallardo, Assistant Deputy Director
Development Services Department




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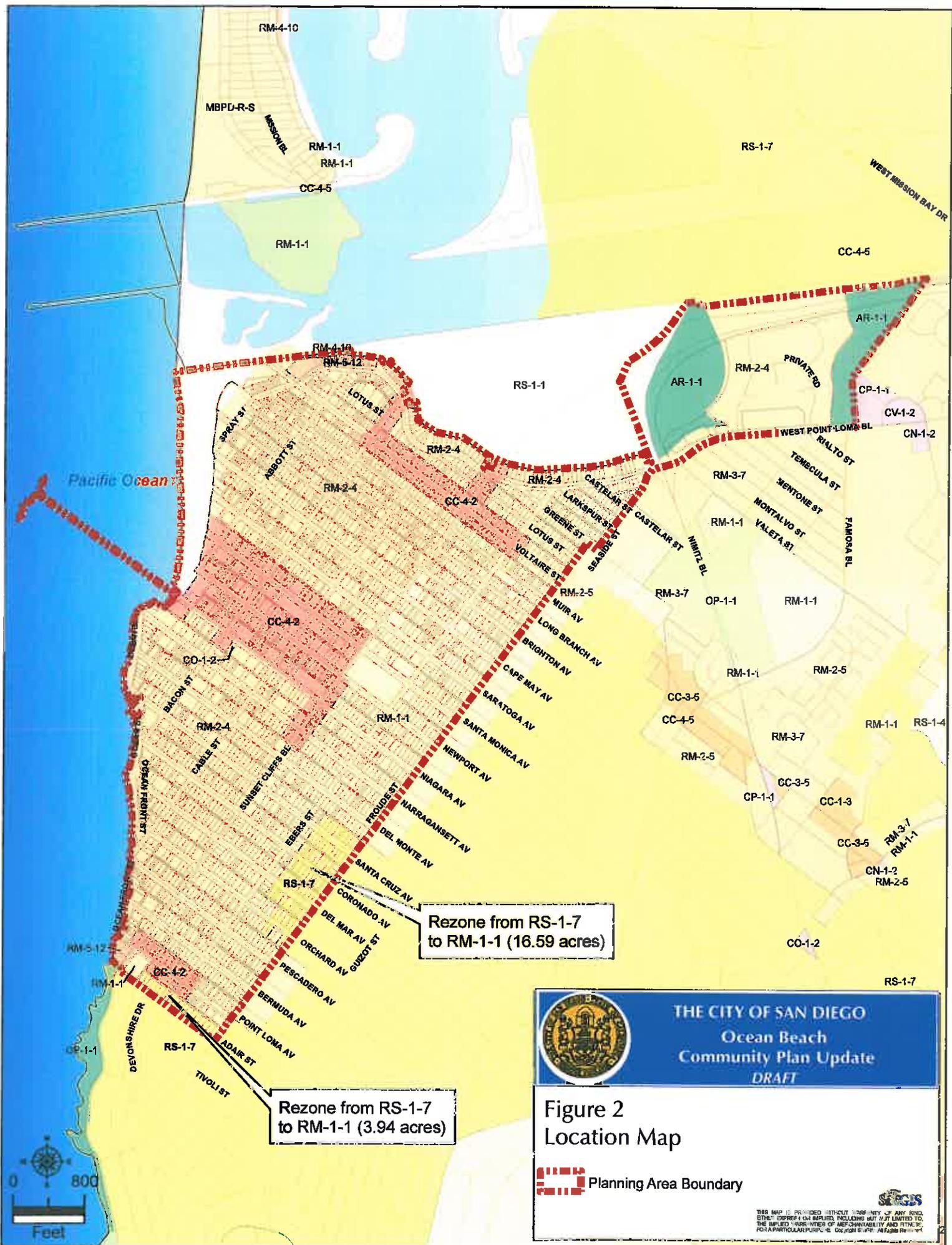
Figure 1
Regional Location

-  City of San Diego Planning Area Boundaries
-  Ocean Beach Planning Area

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 THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS
 FOR A PARTICULAR PURPOSE. THE ORIGINAL SOURCE IS ALWAYS INDICATED.







Rezone from RS-1-7
to RM-1-1 (16.59 acres)

Rezone from RS-1-7
to RM-1-1 (3.94 acres)


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Figure 2
Location Map

 Planning Area Boundary

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