

**Appendix A:**

**Notice of Preparation**

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THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: May 27, 2014

PUBLIC NOTICE

OF THE PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT  
AND

A SCOPING MEETING

SAP No. FF1000347-12

**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 May 27, 2014. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

**SCOPING MEETING:** Two public scoping meetings will be held by the City of San Diego's Development Services Department one for Southeastern San Diego on **Tuesday, June 17 2014** from 5:30 p.m. to 7:30 PM at the Logan Heights Library Cultural Center located at 567 S. 28<sup>th</sup> Street, San Diego CA 92113, and one for Encanto Neighborhoods on **Wednesday, June 18, 2014**, from 5:30 PM to 7:30 PM at the Elementary Institute of Science located at 608 51<sup>st</sup> Street, San Diego CA 92114. **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.

Please send in written/mail-in comments may also be sent to the following address: **Myra Herrmann, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line Number in the subject line within 30 days of the receipt of this notice/date of the Public Notice above. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME / No.:** Southeastern San Diego and Encanto Community Plan Updates Project / N/A

**COMMUNITY AREA:** Southeastern San Diego and Encanto Neighborhoods

**COUNCIL DISTRICT:** 4, 8, and 9

**PROJECT DESCRIPTION:** The proposed update for the Southeastern San Diego Community Plan (CPU) would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the Southeastern San Diego and Encanto Neighborhoods communities through 2040. The Southeastern San Diego Community Plan, which includes Encanto Neighborhoods, was originally adopted in 1969, was comprehensively updated in 1987, and has undergone several amendments in the intervening years. Separate plans are being prepared for each community, and would be evaluated in together in a single PEIR.

The proposed CPU provides detailed neighborhood-specific land use, development regulations (zoning) that are consistent with city-wide zoning classifications, development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accord with the general goals stated in the General Plan. The proposed CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions and transportation improvements.

### Southeastern San Diego

The Southeastern San Diego Community Planning Area is located just east of Downtown San Diego. Southeastern San Diego encompasses approximately 3,051 acres, including 121 acres of unincorporated San Diego County land (Greenwood Cemetery). The Southeastern San Diego community lies south of State Route 94 (SR-94), between Interstate 5 (I-5) and Interstate 805 (I-805), and north of the city limits of National City. Neighborhoods contained in Southeastern San Diego include Sherman Heights, Grant Hill, Stockton, Mt. Hope, Logan Heights, Mountain View, Southcrest and Shelltown.

The CPU entails the comprehensive update of the Southeastern San Diego Community Plan and Southeastern San Diego Planned District Ordinance Zoning regulations. The community plan would reflect new citywide policies and programs from the General Plan for Southeastern San Diego. The updated community plan would identify a land use plan to address land use conflicts and include the following elements: Land Use; Mobility; Urban Design; Public Facilities, Services and Safety; Recreation; Economic Prosperity; Conservation, Historic Preservation; and Arts and Culture. The CPU would identify a Village District in Southeastern San Diego that would implement the City of Villages strategy which is a central theme of the City of San Diego's General Plan. The Village District land uses, goals and policies focus future growth away from the established low intensity neighborhoods. Instead future growth and development is focused in close proximity to the transit nodes and commercial corridors. These areas are intended to become higher density mixed-use activity areas that are pedestrian-friendly districts linked to an improved regional transportation system. This Village is envisioned to have a highly integrated mix of uses, accessible and attractive streets, and public spaces.

The Southeastern Specific Plan that would provide additional guidelines for the future development within these areas is intended to create a mixed-use center for the community and is featured in this Plan for the Southeastern San Diego community. The integration of commercial and residential uses is emphasized in the Village, including uses such as retail, professional/administrative offices, commercial recreation facilities, and service businesses. Civic uses are also an important component in the Village and the central role it would play in the community. Development in the Village supports transit use, reduces dependence on the automobile, establishes a pedestrian-friendly orientation, and offers flexibility for redevelopment opportunities, while maintaining community character and providing a range of housing opportunities. Development standards and incentives in the Village are included in the Specific Plan. The Village should be considered a "transit priority area," where new development may undergo streamlined CEQA review process per Senate Bill 743 (Chapter 386, Statutes of 2013).

## Encanto Neighborhoods

The Encanto Neighborhoods Community Planning Area encompasses approximately 3,810 acres, and is located approximately five miles east of Downtown. The Planning Area is bounded by State Route 94 (SR-94) to the north and Interstate 805 (I-805) to the west, providing access to local and regional destinations. The Southeastern San Diego Community Planning Area is immediately to the west. The City of Lemon Grove defines the northeast boundary of the Planning Area roughly along 69th Street, while the City of National City defines the western half of the Planning Area's southern boundary. Plaza Boulevard marks the southern boundary to the east. Specific neighborhoods in the community include Chollas View, Lincoln Park, Valencia Park, O'Farrell, Alta Vista, Encanto, and Broadway Heights.

The CPU entails the comprehensive update of the Southeastern San Diego Community Plan and Southeastern San Diego Planned District Ordinance Zoning regulations. The community plan would reflect new citywide policies and programs from the General Plan for Southeastern San Diego – Encanto Neighborhoods. The updated community plan would identify a land use plan to address land use conflicts and include the following elements: Land Use; Mobility; Urban Design; Public Facilities, Services and Safety; Recreation; Economic Prosperity; Conservation, Historic Preservation; and Arts and Culture. The CPU would identify a Village District in Encanto Neighborhoods centered around the Village at Market Creek (Euclid Avenue and Market Street) that would implement the City of Villages strategy which is a central theme of the City of San Diego's General Plan. The Village District land uses, goals and policies focus future growth away from the established low intensity neighborhoods. Instead future growth and development is focused in close proximity to the transit nodes and commercial corridors. These areas are intended to become higher density mixed-use activity areas that are pedestrian-friendly districts linked to an improved regional transportation system. This Village is envisioned to have a highly integrated mix of uses, accessible and attractive streets, and public spaces.

The Village at Market Creek Specific Plan would provide additional guidelines for the future development within these areas. The intent is to create a mixed-use center for the community and to be featured in this Plan for the Encanto Neighborhoods community. The integration of commercial and residential uses is emphasized in the Village, including uses such as retail, professional/administrative offices, commercial recreation facilities, and service businesses. Civic uses are also an important component in the Village and the central role it will play in the community. Development in the Village supports transit use, reduces dependence on the automobile, establishes a pedestrian-friendly orientation, and offers flexibility for redevelopment opportunities, while maintaining community character and providing a range of housing opportunities. Development standards and incentives in the Village are included in the Specific Plan. The Village should be considered a "transit priority area," where new development may undergo streamlined CEQA review process per Senate Bill 743 (Chapter 386, Statutes of 2013).

**Applicant:** City of San Diego, Planning Neighborhoods and Economic Development Department

**Recommended Finding:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Air Quality, Biological Resources, Geology and Seismic Hazards, Health and Safety, Historical Resources, Hydrology and Water Quality, Land Use, Population and Housing, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Transportation, and Visual Effects and Neighborhood Character.**

**Availability in Alternative Format:** To request the this Notice or the City's letter to the applicant detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Myra Herrmann at (619) 446-5372. The Scoping Letter and 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 the Project Manager, Lara Gates, at (619) 236-6006. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 27, 2014.

Kerry Santoro  
Interim Deputy Director  
Development Services Department

**DISTRIBUTION:** See Attached

**ATTACHMENTS:** Figure 1 - Regional Location Map (with the proposed Southeastern San Diego Planning and Encanto Planning Area Boundaries)

Distribution:

Federal Government

U.S. Environmental Protection Agency (19)

U.S. Fish and Wildlife Service (23)

U.S. Army Corps of Engineers (26)

State Government

Caltrans, District 11 (31)

California Department of Fish & Wildlife (32)

Department of Toxic Substance Control (39)

California Regional Water Quality Control Board (44)

State Clearinghouse (46A)

California Air Resources Board (49)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

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Air Pollution Control District (65)

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County Water Authority (73)

City of San Diego

Mayor's Office (91)

Councilmember Lightner, District 1 (MS 10A)

Councilmember Faulconer District 2 (MS 10A)

Councilmember Gloria, District 3 (MS 10A)

Councilmember Cole, District 4 (MS 10A)

Councilmember Kersey, District 5 (MS 10A)

Councilmember Zapf, District 6 (MS 10A)

Councilmember Sherman, District 7 (MS 10A)

Councilmember Alvarez, District 8 (MS 10A)

Councilmember Emerald, District 9 (MS 10A)

*Development Services Department*

EAS – M Herrmann

EAS Seniors

*Planning, Neighborhoods & Economic Development Department*

L. Gates

K. Bucey

C. Winterrowd

N. Bragado

City of San Diego - continued

M. Gardiner

S. Hajjiri

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department (81)

Central Library (81A)

Beckworth Branch Library (81C)

Oak Park Branch Library (81U)

Skyline Hills Branch Library (81HH)

Historical Resources Board (87)

Park & Recreation (89)

Wetlands Advisory Board (91A)

Other Agencies, Organizations and Individuals

San Diego Association of Governments (108)

San Diego County Regional Airport Authority (110)

Metropolitan Transit System (112)

San Diego Gas & Electric (114)

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The San Diego River Park Foundation (163)

San Diego Unified School District (132)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

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California Native Plant Society (170)

Endangered Habitats League (182)

Endangered Habitats League (182A)

San Diego River Conservancy (168)

Citizens Coordinate for Century 3 (179)

Carmen Lucas (206)

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San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Clint Linton (215B)

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Other Agencies, Organizations and Individuals - continued

Southeastern San Diego Planning Group (449)

Encanto Neighborhood Community Planning Group (449A)

Educational Cultural Complex (450)

Chollas Restoration Enhancement and Conservancy (451)

Central Imperial Redevelopment Area Committee (452)

Voice News & Viewpoint (453)



**Regional Location Map**  
 SOUTHEASTERN SAN DIEGO & ENCANTO COMMUNITY PLAN UPDATES  
 City of San Diego – Development Services Department







THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 27, 2014

TO: Lara Gates, Community Development Specialist IV, Planning Neighborhoods and Economic Development Department

FROM: Cathy Winterrowd, Deputy Director, Planning, Neighborhoods & Economic Development Department, Environmental and Resource Analysis Division

SUBJECT: Scope of Work for a Program Environmental Impact Report for the Southeastern San Diego and Encanto Community Plan Updates Project

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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 a Program Environmental Impact Report (PEIR) is required for the Southeastern San Diego and Encanto Community Plan Updates Project.

The purpose of this letter is to identify the specific issues to be addressed in the PEIR. The PEIR will be prepared in accordance with the "City of San Diego Technical Report and Environmental Impact Guidelines" (Updated December 2005). The project issues to be discussed in the PEIR are outlined below. A Notice of Preparation (NOP) will be distributed to Responsible Agencies and others who may have an interest in the project as required by CEQA Section 21083.9(a)(2).

Scoping meetings are required by CEQA Section 21083.9(a)(2) for projects that may have statewide, regional or area-wide environmental impacts. The City's environmental review staff has determined that this project meets the threshold. Two scoping meetings have been scheduled: one for Southeastern San Diego on **Tuesday, June 17 2014** from 5:30 p.m. to 7:30 PM at the Logan Heights Library Cultural Center located at 567 S. 28<sup>th</sup> Street, San Diego CA 92113, and one for Encanto Neighborhoods on **Wednesday, June 18, 2014**, from 5:30 PM to 7:30 PM at the Elementary Institute of Science located at 608 51<sup>st</sup> Street, San Diego CA 92114.

Please note, changes or additions to the scope of work may be required as a result of public input received in response to the Notice of Preparation and Scoping Meeting. In addition, the applicant may adjust the project over time, and any such changes would be disclosed in the PEIR.

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

### ***Project Description***

The proposed update for the Southeastern San Diego Community Plan (CPU) would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the Southeastern San Diego and Encanto Neighborhoods communities through 2040. The Southeastern San Diego Community Plan, which includes Encanto Neighborhoods, was originally adopted in 1969, was comprehensively updated in 1987, and has undergone several amendments in the intervening years. Separate plans are being prepared for each community, and would be evaluated in together in a single PEIR.

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### ***PEIR Requirements***

#### **A. INTRODUCTION**

The introductory chapter of the PEIR would introduce the proposed Plans, with a brief discussion on the intended use and purpose of the PEIR. It would identify all discretionary actions/permits associated with the Community Plan Updates. The involvement of other local, state, or federal agencies that have responsibility for approvals or project review would also be described.

#### **B. ENVIRONMENTAL SETTING**

The PEIR will describe the precise location of each community and present it on a detailed topographic map and regional map. The PEIR will provide a local and regional description of the environmental setting for each community for each issue area covered (for example, drainage characteristics will be mapped in the chapter on hydrology), as well as the zoning and land use designations of each community. If a potential cumulative effect for an impact category is to be discussed in the PEIR, this section will establish a setting for the discussion by describing the background or general progression of the cumulative pattern as it relates to each of the Community Plan areas, as well as the Community Plan areas considered as a whole. The environmental setting will include a brief description of police and fire facilities and the emergency response times for each community and the three Community Plan areas when considered as a whole.

#### **C. PROJECT DESCRIPTION**

The PEIR will identify the project objectives and include a detailed project description for each community plan. Project objectives will be critical in determining appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. A description of each community plan will be presented in this section. The project description will provide a discussion of all discretionary actions required for consideration of the Plans by City Council, as well as a discussion of all permits and approvals required by federal, state, and other regulatory agencies.

D. HISTORY OF PROJECT CHANGES

This section of the PEIR will outline the changes that have been made to each of the Community Plan Updates in response to environmental concerns raised during City review.

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

**LAND USE**

- Issue 1: Would the proposed project result in a conflict with the environmental goals, objectives, or guidelines of the general plan, community plan, or other applicable land use plans?*
- Issue 2: Would the project result in a conflict with the provision of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or approved local, regional, or state habitat conservation plan?*
- Issue 3: Would the proposal result in the exposure of people to noise levels which exceed the City's Noise Ordinance or are incompatible with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan?*
- Issue 4: Would the project result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP)?*

The Land Use section shall describe land use patterns, the extent of urban development, density and intensity of existing development, and future land use projections based upon the updated community plans. The relationship of the community plans to the General Plan and regulatory tools for implementing the General Plan policies will also be addressed. The PEIR shall analyze each of the proposed Plans for consistency with all applicable land use and regulatory plans, including, but not limited to the City of San Diego General Plan (2008) and the Multiple Species Conservation Program (MSCP)

Subarea Plan. If there are potential inconsistencies of the project with adopted plans, and those inconsistencies would create environmental impacts, this section shall describe whether or not these potential impacts would lead to physical significant effects.

Each Community Plan Update shall also be evaluated with regards to applicable Airport Influence Area(s) and associated Airport Land Use Compatibility Plan(s) (ALUCP). The noise environment will be considered in each community and a determination made relative to whether implementation of the proposed update would result in exposure of people to noise levels that exceed the City's noise standards and noise compatibility guidelines.

## **TRANSPORTATION**

- Issue 1: Would the project result in an increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?*
- Issue 2: Would the project result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?*
- Issue 3: Would the project have a substantial impact upon existing or planned transportation systems?*
- Issue 4: Would the project result in substantial alterations to present circulation movements including effects on existing public access areas?*
- Issue 5: Would the project conflict with adopted policies, plans or programs supporting alternative transportation modes?*

The analysis in this section of the PEIR 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 Guidelines, approved by City staff, and included as an appendix to the PEIR.

The traffic study and PEIR shall evaluate the traffic volumes and level of service (LOS) on intersections, roadways, freeways, and freeway ramps; include descriptions and applicable graphics of the existing transportation conditions within the project area, and provide a comparative analysis of projected conditions during the horizon year. The conclusions of the traffic study shall be incorporated into this section of the PEIR, and shall specifically address any proposed alterations to the present circulation element and effects on circulation movements within and between each community. The traffic study and PEIR 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 project conflict with or obstruct implementation of the applicable air quality plan?*
- Issue 2: Would the 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 project exposing sensitive receptors to substantial pollutant concentrations?*
- Issue 4: Would the project result in substantial alteration of air movement in the area of the project?*

The PEIR 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 for the project. The results of the Air Quality Analysis shall be presented in this section of the PEIR, and included as an appendix to the PEIR. The air quality study shall identify potential stationary sources of air emissions within each of the planning area and shall discuss if implementation of the proposed Plans would impact the ability of the San Diego Air Basin to meet regional air quality strategies and the consistency of the project with the California Air Resources Board Air Quality and Land Use Handbook. The significance of potential air quality impacts shall be assessed and control strategies identified. The PEIR shall analyze the Plans' compliance with the State Implementation Plan (SIP), the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Plan (RTIP).

The PEIR shall also assess the potential health risks associated with diesel particulate emissions from vehicular traffic on the area freeways, and shall assess whether the proposed land use plans and policies in the Plans would allow for future development which would create a significant adverse effect on air quality that could affect public health. The PEIR shall assess whether project implementation would result in a significant increase in auto and truck emissions due to an overall increase in vehicular trips within each of the communities and the community plan areas as a whole.

## **BIOLOGICAL RESOURCES**

- Issue 1: Would the project result in a substantial adverse impact either directly or through habitat modifications (including Tier I, II, IIIA, or IIIB Habitats as identified in the Biology Guidelines of the Land Development manual), on any species identified as a candidate, sensitive, or special status species in the Multiple Species Conservation Program (MSCP) or other local or regional plans, policies or regulations, or by the California*

*Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*

- Issue 2: Would the project result in 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 3: Would the project interfere 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 4: Would the project result in 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 5: Would the project introduce land use within an area adjacent to the MHPA that would result in adverse edge effects?*

A programmatic level general biological analysis shall be prepared for the project to include an evaluation of biological resources within each community that could be potential affected by the respective Community Plan Updates. Existing documents and recent aerial imagery shall be reviewed to document biological resources within the community plan areas. Sensitive biological resources shall be plotted on the base map based on literature review and the types of suitable habitat present in the community planning areas.

The PEIR shall evaluate each of the proposed community plan updates and identify any potential impacts which could occur with respect to sensitive biological resources from its implementation including direct and indirect impacts, and the proposed revisions to the open space boundary in each planning area based upon updated open space mapping.

Potential indirect impacts to biological resources shall be addressed and appropriate mitigation measures shall be included in this section. The analysis shall identify federal, state, and local ordinances and laws which protect sensitive biological resources (e.g., City MSCP, state NCCP, and state and federal endangered species and wetlands laws). The potential for development pursuant to the proposed Community Plan Updates to conflict with the goals and regulations established by these laws and policies shall also be evaluated.

This section shall discuss how any proposed land use changes associated with the Plans would impact the City's biological conservation goals either directly or indirectly, and describe how the Conservation Element included within each Community Plan Update would affect those goals.

## ENERGY

- Issue 1: Would construction and operation of the project result in the use of excessive amounts of electrical power?*
- Issue 2: Would the project result in the use of excessive amounts of fuel or other forms of energy (including natural gas, oil, etc.)?*

Appendix F of the State CEQA Guidelines requires that potentially significant energy implications of a project shall be considered in an EIR to the extent relevant and applicable to the project. Particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy should be included in this section. The PEIR section shall address the estimated energy use for the project and assess whether the project would generate a demand for energy (electricity and/or natural gas) that would exceed the planned capacity of the energy suppliers. A description of any energy and/or water saving project features should also be included in this section. (Cross-reference with GHG Emissions discussion section as appropriate.) This section shall describe any proposed measures included as part of the project directed at conserving energy and reducing energy consumption, and shall address all applicable issues described within Appendix F of the CEQA Guidelines.

## GEOLOGIC CONDITIONS

- Issue 1: Would the project expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?*
- Issue 2: Would the project result in a substantial increase in wind or water erosion of soils?*
- Issue 3: Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?*

The analysis in the PEIR shall be based on a review of available reports and maps and preparation of a geologic map that shows potential geologic hazard areas (faults, landslides) and areas where known adverse soil conditions have been found for each community. This section of the PEIR shall include a summary of the geologic hazards and soil conditions for each of the communities.

The PEIR shall discuss the potential for either short- or long-term erosion impacts to soils on-site. Geological constraints on the project site, including ground shaking, ground

failure, landslides, erosion, and geologic instability shall be addressed, as well as seismicity and seismic hazards created by faults present in the project site.

## **GREENHOUSE GASES**

- Issue 1: Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- Issue 2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?*

The PEIR 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 discussion of whether the project would enhance or impede the attainment of state GHG reduction targets and its relationship to local plans and policies; and a description of the cumulative, global climate change impacts to which the project would contribute.

Furthermore, an estimate of the project generated greenhouse gas emissions shall be provided in this section. The projected greenhouse gas emissions with and without the Plans shall be compared and incorporated into a qualitative discussion of the significance of the emissions relative to global climate change.

The PEIR shall provide details of community specific policies that pertain to sustainable land use and site planning and sustainable design and building features, and any other policies that meet criteria outlined in the Conservation Element of the General Plan.

## **HEALTH AND SAFETY**

- Issue 1: Would the project expose people or sensitive receptors to potential health hazards (e.g., exposing sensitive receptors to hazardous materials in industrial areas)?*
- Issue 2: Would the 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 3: Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

- Issue 4: Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*
- Issue 5: Would the project result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?*
- Issue 6: Would the project result in a safety hazard for people residing or working in a designated airport influence area?*

The PEIR shall identify known contamination sites within each of the Community Plan areas and address any potential impacts that identified contamination site could have on land uses of the proposed Plans. The PEIR shall also discuss effects on emergency routes and access within each community resulting from the proposed Community Plan Updates. Fire hazards exist where highly flammable vegetation is located in canyon areas located in the community plan update areas. Specialized public safety issues arise in cases where brush management requirements cannot be met. The PEIR shall discuss the provisions provided in each of the Plans in terms of health and safety related to fire hazards in and adjacent to each community. The analysis in this section shall also include a discussion of the City's brush management requirements, as well as any other safety measure(s) proposed as part of the project.

The section shall conduct a research of databases (such as the State of California Hazardous Waste and Substances Sites List and Envirofacts) to determine if hazardous materials, toxic substances, and/or toxic soils are known to occur in the communities. Graphics shall be used to identify the location of any potential hazardous materials and sources. The section shall also evaluate potential issues associated with proximity to any areas identified as Prime Industrial Lands in the City's General Plan.

## **HISTORICAL RESOURCES**

- Issue 1: Would the project result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric or historic building (including an architecturally significant building), structure, object or site?*
- Issue 2: Would the project result in any impact to existing religious or sacred uses within the potential impact area?*
- Issue 3: Would the project result in the disturbance of any human remains, including those interred outside of formal cemeteries?*

Both Southeastern San Diego and Encanto communities have played an important role in the City's history and development, and important historical resources remain today. A historical resources evaluation shall be prepared for the project to identify potential impacts to historic resources within each community that could occur as a result of the Community Plan Updates. Potential impacts to archaeological resources, sacred lands, and human remains shall also be evaluated. This section of the PEIR shall describe whether or not the implementation of the Community Plan Updates would negatively affect the preservation of archaeological or historical resources within the respective communities and how the proposed project could affect the goals of the Historic Preservation Element.

## **HYDROLOGY AND WATER QUALITY**

- Issue 1: Would the project result in a substantial increase in impervious surfaces and associated increased runoff?*
- Issue 2: Would the project result in substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?*
- Issue 3: Would the project result in an increase in pollutant discharge to receiving waters and increase discharge of identified pollutants to an already impaired water body?*
- Issue 4: Would the project otherwise impact local and regional water quality, including groundwater?*
- Issue 5: Would the project expose people or structure to a significant risk of loss, injury, or death involving flooding, including as a result of dam or levee failure?*

### **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 PEIR shall evaluate if the proposed Plans would have a potential for increasing runoff volumes within affected watersheds. Anticipated changes to existing drainage patterns and runoff volumes for each community shall be addressed in the PEIR. The PEIR should address the potential for project implementation to impact 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 PEIR shall discuss how the Plans could affect water quality within the project area and downstream.

This section shall also identify pollutants of concern for the watershed(s) in which each community is located. Based upon the federal Clean Water Act (CWA) Section 303(d) impaired water listings, this section shall address potential impacts to the beneficial uses, and address if the project would cause impacts to water quality. Conformance with the National Pollutant Discharge Elimination System (NPDES) requirements shall also be discussed.

## **NOISE**

*Issue 1: Would the proposal result in or create a significant increase in the existing ambient noise level?*

*Issue 2: Would the proposal result in the exposure of people to future transportation noise levels which exceed standards established in the General Plan?*

A Noise Technical Report shall be prepared, which shall consist of a comparison of the change in noise levels projected along affected roadways (as identified in the traffic study) resulting from project implementation. The Noise Technical Report shall be included in the appendices to the PEIR. This analysis and the discussion in the PEIR shall focus on areas that would be subject to potentially significant noise impacts as a result of the proposed Plans and shall include discussion of potential measures that could be utilized to reduce vehicular noise levels.

## **PALEONTOLOGICAL RESOURCES**

*Issue 1: Would the project require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit?*

*Issue 2: Would the project require over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit?*

The PEIR shall include a paleontological resources discussion that identifies the underlying soils and formations within each community and the likelihood of the project to uncover paleontological resources during grading activities. Standard measures shall be outlined in the Plans to ensure that, should important resources be uncovered with implementation of future development projects within the communities, appropriate measures would be required to allow for recovery and curation.

## **PUBLIC SERVICES AND FACILITIES**

*Issue 1: Would the proposal have an effect upon, or result in a need for new or altered governmental service in police protection, parks or other recreational facilities, fire/safety protection, libraries, schools, maintenance of public facilities, including roads?*

The PEIR shall include a discussion of potential impacts to public utilities resulting from implementation of each Community Plan Update. The PEIR 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. This section shall discuss any intensification of land use and land use changes associated with the Plans to determine if it would increase demand on existing and planned public services and facilities, and identify fire and police facilities in each community. This section shall discuss if project implementation of the proposed Community Plan Update for each community would alter any existing or planned response times within the project or surrounding service area.

## **PUBLIC UTILITIES**

*Issue 1: Would the project result in a need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts with regard to the following: natural gas, water, sewer, communication systems, solid waste disposal?*

*Issue 2: Would the project result in the use of excessive amounts of water?*

The PEIR shall describe measures/policies included within the proposed Plans that could potentially reduce the use of energy and water. The PEIR shall present measures included as part of the policies and/or proposals within the Plans directed at conserving energy and reducing energy consumption consistent. The PEIR shall discuss how the implementation of the Plans would affect the City's ability to handle solid waste.

The PEIR shall also provide a discussion of water supply and whether project build-out under each of the proposed Plans was considered in the 2010 Urban Water Management Plan; an identification of water usage and customers served in each community, including



commercial and residential usage; a determination of the water supply necessary to serve the demand of both short-term and long-term build-out; an identification of reasonably foreseeable short-term and long-term water supply sources, and alternative sources which would include anticipated dates of previously untapped sources becoming available; an identification of likely yields of future water supply from short-term and long term build-out; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; a comparison demand of project build-out with projected water supply from both short-term and long-term water sources and disclose impacts; consultation with water supply agencies to determine discrepancies between actual ability and projected ability to serve the project; a determination of cumulative demands the project would place on projected water supply; and a comparison of demand of project build out with projected water supply from both short-term and long-term water sources with disclosure of deficits.

## **VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER**

*Issue 1: Would the project result in a substantial alteration to the existing or planned character of the area?*

*Issue 2: Would the project result in a substantial change in the existing landform?*

*Issue 3: Would the project create a substantial light or glare which would adversely affect daytime and nighttime views in the area?*

The PEIR shall address visual effects of the project, as well as potential for impacts on neighborhood character, and include a general description of the built and natural visual resources within the planning area. It shall include a discussion of the potential impact of implementation of the Community Plan Updates to existing landform, light or glare, and neighborhood character, and how each community plan, through the preparation of neighborhood specific design standards and guidelines, addresses these issues.

### **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 PEIR must include a discussion on any significant irreversible environmental changes which could be caused by the project should it be implemented. The PEIR 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 PEIR shall address the potential for growth inducement resulting from implementation of the proposed project. The PEIR 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.

This section shall address ways in which the proposed Community Plan Updates could induce substantial population growth; substantially alter the planned location, distribution, density, or growth rate of the population of an area; or include extensions of roads or other infrastructure not assumed in the community plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future development. The consequences of growth shall be evaluated, as well as the potential for impacts to occur in surrounding areas as a result of project implementation.

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 PEIR shall summarize the overall short-term and long-term impacts the proposed project could have in relation to other planned and proposed projects in the project area.

J. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the PEIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the PEIR. For the proposed Project, these include agricultural and forestry resources and mineral resources. It is possible that other issue areas shall be included in this section based upon the results of technical analyses not completed as of the publication of the NOP. Additionally, as supplementary information is submitted, the PEIR may need to be expanded to include additional areas. Consultation with EAS is recommended to determine if subsequent issue area discussions need to be added to the PEIR. The justification for these findings shall be summarized in the PEIR.

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.

*No Project Alternative—Adopted Community Plan*

The No Project Alternative—Adopted Community Plan discussion shall compare the environmental effects of approving the project with impacts of not approving the project. Under this alternative, the existing Community Plan would continue to apply. 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. The No Project/Development under Existing Community Plan alternative assumes no updates to the existing community plan, with future development occurring consistent with existing land use designations and policies.

*Other Project Alternatives*

In addition to a No Project Alternative, the PEIR 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 PEIR.

The Alternatives section of the PEIR shall be based on a description of “reasonable” project alternatives, defined in consultation with City staff consistent with CEQA, which reduce or avoid potentially significant impacts associated with the proposed project. Site-specific alternatives, if needed, shall be developed in response to the findings of the environmental analyses and the various technical studies and may include alternative project design to mitigate one or more of the identified significant adverse impacts of the proposed project. This may include a reduction in land use intensity, alternative land use plan(s) or feasible design scenarios.

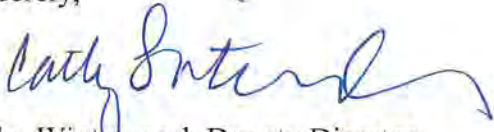
Land use plan(s) and/or concepts that were identified and rejected for detailed evaluation in the PEIR shall be presented, with a clear reason as to why those alternatives are not being considered in the PEIR. The advantages and disadvantages of each alternative shall be compared to the proposed project and reasons for rejecting or recommending the alternative shall be discussed in the PEIR.

L. OTHER

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

If you have any questions or need clarification regarding any of the information contained in the scoping letter, please contact Myra Herrmann at (619) 446-5372 or e-mail at [Mherrmann@sandiego.gov](mailto:Mherrmann@sandiego.gov).

Sincerely,

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

Cathy Winterrowd, Deputy Director  
Planning, Neighborhoods & Economic Development Department

CW/esn

cc: Nancy Bragado, Deputy Director, Planning, Neighborhoods & Economic Development  
Department  
EAS File  
EAS Seniors

# **Notice of Preparation Comment Letters**





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

May 23, 2014

To: Reviewing Agencies

Re: Southeaster San Diego Encanto Community Plan Updates  
SCH# 2014051075

Attached for your review and comment is the Notice of Preparation (NOP) for the Southeaster San Diego Encanto Community Plan Updates 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:

**Myra Herrmann**  
City of San Diego  
1222 First Avenue, MS-501  
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#** 2014051075  
**Project Title** Southeaster San Diego Encanto Community Plan Updates  
**Lead Agency** San Diego, City of

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

**Description** The proposed update for the Southeastern San Diego Community Plan would be considered with an incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the Southeastern San Diego and Encanto Neighborhoods communities through 2040. The Southeastern San Diego Community Plan, which includes Encanto Neighborhoods, was originally adopted in 1969, was comprehensively updated in 1987 and has undergone several amendments in the intervening years. Separate plans are being prepared for each community, and would be evaluated in together in a single PEIR.

---

**Lead Agency Contact**

**Name** Myra Herrmann  
**Agency** City of San Diego  
**Phone** (619) 446-5375 **Fax**  
**email**  
**Address** 1222 First Avenue, MS-501  
**City** San Diego **State** CA **Zip** 92101

---

**Project Location**

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

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use**

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

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

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**Date Received** 05/23/2014 **Start of Review** 05/23/2014 **End of Review** 06/23/2014



Resources Agency

☐ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Nicole Wong

☐ California Coastal Commission  
Elizabeth A. Fuchs

☐ Colorado River Board  
Tanya Trujillo

☐ Dept. of Conservation  
Elizabeth Carpenter

☐ California Energy Commission  
Eric Knight

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herota

☐ Office of Historic Preservation  
Ron Parsons

☐ Dept of Parks & Recreation  
Environmental Stewardship Section

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

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

☐ Dept. of Water Resources  
Agency  
Nadell Gayou

Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Donald Koch

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Charles Amorr

☐ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Gabriela Gatchel  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 /IM  
Heidi Sickler  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

Other Departments

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

☐ Dept. of General Services  
Public School Construction

☐ Dept. of General Services  
Anna Garbelf  
Environmental Services Section

☐ Dept. of Public Health  
Jeffery Worth  
Dept. of Health/Drinking Water

☐ Delta Stewardship Council  
Kevan Samsam

Independent Commissions, Boards

☐ Delta Protection Commission  
Michael Machado

☐ Cal EMA (Emergency Management Agency)  
Dennis Castrillo

☐ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Leo Wong

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans. & Housing

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
Terri Pencovic

☐ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

☐ Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

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  
Erik Alm

☐ Caltrans, District 5  
David Murray

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Diana Watson

☐ Caltrans, District 8  
Dan Kopulsky

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

CalEPAAir Resources Board

☒ All Projects  
CEQA Coordinator

☐ Transportation Projects  
Nesamani Kalandiyyur

☐ Industrial Projects  
Mike Tollstrup

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

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☐ Dept. of Toxic Substances Control  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ \_\_\_\_\_  
Conservancy

# 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# 2014051075

Project Title: ~~SOUTHEASTERN SAN DIEGO ENCANTO COMMUNITY PLAN UPDATES~~

Lead Agency: ~~City of San Diego~~

Contact Person: Myra Herrmann

Mailing Address: ~~1222 First Avenue, MS501~~

Phone: (619) 446-5375

City: ~~San Diego, CA~~

Zip: 92101

County: San Diego

Project Location: County: ~~San Diego~~

City/Nearest Community:

Cross Streets:

Zip Code:

Lat. / Long.: N/ W

Total Acres: approx. 6,982

Assessor's Parcel No.:

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools:

## Document Type:

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

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

- NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

- Other: ☐ Joint Document  
☐ Final Document  
☐ Other

## Local Action Type:

- ☐ General Plan Update  
☐ General Plan Amendment  
☐ General Plan Element  
☒ Community Plan  
☒ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☐ Site Plan

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

- ☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☐ Other:

## Development Type:

- ☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Educational  
☐ Recreational

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

## Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: Refer to Public Notice attached

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

Refer to Public Notice attached

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District #11	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB #9
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 27, 2014

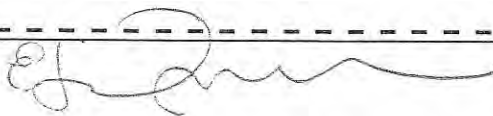
Ending Date June 25, 2014

### Lead Agency (Complete if applicable):

Consulting Firm: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

Signature of Lead Agency Representative:



Date: May 22, 2014

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.





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

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



June 19, 2014

Ms. Myra Herrmann  
City of San Diego  
Development Services Center  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

**Subject: Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Southeastern San Diego and Encanto Community Plan Updates Project (SCH # 2014051075)**

Dear Ms. Herrmann:

The Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (DPEIR) for the Southeastern San Diego and Encanto Community Plan Updates Project in the City of San Diego, County of San Diego. The City of San Diego has an approved Subarea Plan (SAP) and Implementing Agreement (IA) under the Natural Community Conservation Planning program. The DPEIR for the proposed project must ensure and verify that all requirements and conditions of the SAP and IA are met. The DPEIR should also address biological issues that are not addressed in the SAP and IA, such as specific impacts to and mitigation requirements for wetlands or sensitive species and habitats that are not covered by the SAP and IA.

Issue areas in the DPEIR that may be influenced by the SAP and IA include "Land Use," "Landform Alteration/Visual Quality," "Traffic/Circulation," "Biological Resources," "Drainage/Urban Runoff/Water Quality," "Noise," and "Cumulative Effects." In addition, the environmental document should describe why the proposed project, irrespective of other alternatives to the project, is consistent with and appropriate in the context of the SAP. In addition to considering the aforementioned issue above, the DPEIR should also discuss and evaluate the effects (i.e., inconsistency/conflict with the environmental goals, objectives, or guidelines) of the Project on the implementation of the Chollas Creek Enhancement Program and Chollas Creek South Branch Implementation Program.

Thank you for the opportunity to comment of the NOP. Please contact Paul Schlitt at (858) 467-4230 if you would like to discuss this response to the NOP.

Sincerely,

Gail K. Sevens  
Environmental Program Manager  
South Coast Region

ec: State Clearinghouse  
Patrick Gower, U.S. Fish and Wildlife Service

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11  
4050 TAYLOR STREET, MS 240  
SAN DIEGO, CA 92110-2714  
PHONE (619) 688-6960  
FAX (619) 688-4299  
TTY 711  
www.dot.ca.gov



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Be energy efficient!*

June 20, 2014

11-SD-VAR

(5, 15, 94, 805)

Southeastern San Diego and Encanto CPUs

NOP

SCH 2014051075

Ms. Myra Herrmann  
City of San Diego  
1222 First Avenue, MS-501  
San Diego, CA 92101

Dear Ms. Herrmann:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the City of San Diego (City)'s Notice of Preparation (NOP) for the Southeastern San Diego and Encanto Community Plan Updates Draft Environmental Impact Report (EIR). The two concurrent Community Plan Updates serve an area that is served by Interstate 5 (I-5), Interstate 805 (I-805), State Route 15 (SR-15), and State Route 94 (SR-94). The area also includes the areas studied for the National Avenue Master Plan and the Southeastern Euclid Corridor Plan (since renamed Euclid Gateway Corridor Plan), each of which were funded by a Caltrans Environmental Justice Transportation Planning grant.

Caltrans would like to submit the following comments:

Caltrans recognizes that there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both total vehicle miles traveled and the number of trips. Caltrans strongly encourages local agencies to work towards a safe, functional, interconnected, multi-modal system.

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

One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts to highway facility operations by local development on State highways. The proposed Community Plan Updates may result in future land use and development that may increase vehicle trips to State highways that can result in potential impacts.

Therefore, a Traffic Impact Study (TIS) or a lesser level of analysis for specific future land use and mobility plans should be conducted to determine potential near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. Such a study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix “A” of the TIS guide. The data used in the TIS should not be more than two years old.

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

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

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

For your information, the following projects are planned in the vicinity of the Southeastern San Diego and Encanto Community Planning Areas:

- **SR-94/Euclid Avenue Interchange Reconfiguration**

This project aims to improve traffic operations, safety and overall mobility at this interchange. The project is a City-led effort, and is currently in the design phase.

Caltrans last commented on improvements to the SR-94/Euclid Avenue interchange in a letter dated January 22, 2009 to the Southeastern Economic Development Corporation, in response to the Draft EIR for the Fifth Amendment to the Central Imperial Redevelopment Plan. The redevelopment plan included improvements to the SR-94/Euclid Avenue interchange as direct mitigation, including signalization of the SR-94 Westbound Off-Ramp/Euclid Avenue intersection, and lengthening of the eastbound to southbound merge at the SR-94 Eastbound Off-Ramp to Euclid Avenue.

- **SR-94 Express Lanes Project**

This project proposes to construct Express Lanes along SR-94, one in each direction, from I-5 to I-805 and a direct connector at I-805. The Express Lanes will carry high occupancy vehicles (HOV) and Bus Rapid Transit (BRT). This is included as part of the 2050 San Diego Regional Transportation Plan (RTP) developed by the San Diego Association of Governments (SANDAG). A final environmental document for the project is expected in



December 2015. More information on the project is available at the following web address:  
<http://www.keepsandiegomoving.com/sr-94-corridor/>.

- **I-805 South Managed Lanes Project**

This project is part of the larger I-805 Corridor Projects; the 11-mile I-805 South Project proposes to construct Express Lanes within the median, one in each direction, from East Palomar Street to SR-94. The environmental phase was completed in June 2011, and construction of the first of two phases was completed and open to the public in March 2014. More information on the project is available at the following web address:  
<http://www.keepsandiegomoving.com/I-805-Corridor/>.

Caltrans appreciates the continued coordination with City staff and community representatives on this plan. If you have any questions, please contact Connery Cepeda, of the Multimodal Programs Branch, at (619) 688-6003 or [connery.cepeda@dot.ca.gov](mailto:connery.cepeda@dot.ca.gov).

Sincerely,



JACOB ARMSTRONG, Chief  
Development Review Branch

c: State Clearinghouse



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

**MARK WARDLAW**  
*Director*

**DARREN GRETLER**  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

June 26, 2014

Myra Herrmann  
Environmental Planner  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

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

**COMMENTS ON THE NOTICE OF PREPARATION OF A PROGRAM  
ENVIRONMENTAL IMPACT REPORT FOR SOUTHEASTERN SAN DIEGO AND  
ENCANTO COMMUNITY PLAN UPDATES PROJECT**

Dear Ms. Herrmann:

The County of San Diego (County) has received and reviewed the City of San Diego's Notice of Preparation (NOP) of a Draft Program Environmental Impact Report for the Southeastern San Diego and Encanto Community Plan Updates Project dated May 27, 2014. We appreciate this opportunity to comment. County Department of Public Works (DPW) staff have completed their review and have the following comment on the content of the NOP.

The County of San Diego maintains certain roadway segments and facilities within Southeast San Diego Community Planning Area on Imperial Avenue and YMCA Avenue. Any revisions or impacts to these roadways should be highlighted as affecting the County and mitigated.

The County appreciates the opportunity to participate in the environmental review process for this project. We look forward to receiving future environmental documents related to this project or providing additional assistance at your request. If you have any questions regarding these comments, please contact Sheri McPherson, Land Use Environmental Planner, at (858) 694-3064, or via email at [sheri.mcpherson@sdcounty.ca.gov](mailto:sheri.mcpherson@sdcounty.ca.gov).



Ms. Herrmann  
June 26, 2014

Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Snyder", with a stylized flourish at the end.

TODD SNYDER, Chief  
Advance Planning Division

e-mail cc:

Michael De La Rosa, Policy Advisor, Board of Supervisors, District 1

Megan Jones, Group Program Manager, LUEG

Richard Chin, Associate Transportation Specialist, Department of Public Works

Julia Quinn, Environmental Planning Manager, Department of Public Works

Sheri McPherson, Land Use Environmental Planner, Planning & Development Services

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95691  
(916) 373-3715  
Fax (916) 373-5471  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
Ds\_nahc@pacbell.net  
e-mail: ds\_nahc@pacbell.net



May 30, 2014

Ms. Myra Herrmann, Senior Environmental Consultant

**City of San Diego Department of Development Services**

1222 First Avenue, MS-501  
San Diego, CA 92101

Sent by U.S. Mail

No. of Pages: 5

RE: SCH#2014042016; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the **"Southeaster San Diego Encanto Community Plan Updates Project"** located in the City of San Diego; San Diego County, California

Dear Ms. Herrmann

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document.

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

If there is federal jurisdiction of this project due to funding or regulatory provisions; then the following may apply: the National Environmental Policy Act (NEPA 42 U.S.C 4321-43351) and Section 106 of the National Historic Preservation Act (16 U.S.C 470 *et seq.*) and 36 CFR Part 800.14(b) require consultation with culturally affiliated Native American tribes to determine if the proposed project may have an adverse impact on cultural resources

We suggest that this (additional archaeological activity) be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. Any 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 pursuant to California Government Code Section 6254.10.

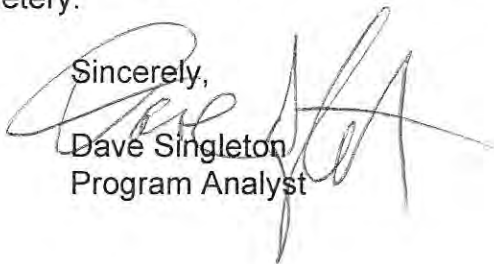
A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed activity might impinge on any cultural resources.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies." (The California Code is consistent with the Federal Executive Order 12898 regarding 'environmental justice.' Also, applicable to state agencies is Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

  
Dave Singleton  
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts  
San Diego County California  
May 30, 2014**

Barona Group of the Capitan Grande  
Clifford LaChappa, Chairperson  
1095 Barona Road Diegueno  
Lakeside , CA 92040  
sue@barona-nsn.gov  
(619) 443-6612  
619-443-0681

Sycuan Band of the Kumeyaay Nation  
Daniel Tucker, Chairperson  
5459 Sycuan Road Diegueno/Kumeyaay  
El Cajon , CA 92019  
ssilva@sycuan-nsn.gov  
619 445-2613  
619 445-1927 Fax

La Posta Band of Mission Indians  
Gwendolyn Parada, Chairperson  
8 Crestwood Road Diegueno/Kumeyaay  
Boulevard , CA 91905  
gparada@lapostacasino.  
(619) 478-2113  
619-478-2125

Viejas Band of Kumeyaay Indians  
Anthony R. Pico, Chairperson  
PO Box 908 Diegueno/Kumeyaay  
Alpine , CA 91903  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337 Fax

Manzanita Band of Kumeyaay Nation  
Leroy J. Elliott, Chairperson  
PO Box 1302 Diegueno/Kumeyaay  
Boulevard , CA 91905  
ljbirdsinger@aol.com  
(619) 766-4930  
(619) 766-4957 Fax

Kumeyaay Cultural Historic Committee  
Ron Christman  
56 Viejas Grade Road Diegueno/Kumeyaay  
Alpine , CA 92001  
(619) 445-0385

San Pasqual Band of Mission Indians  
Allen E. Lawson, Chairperson  
PO Box 365 Diegueno  
Valley Center, CA 92082  
allenl@sanpasqualband.com  
(760) 749-3200  
(760) 749-3876 Fax

Campo Band of Mission Indians  
Ralph Goff, Chairperson  
36190 Church Road, Suite 1 Diegueno/Kumeyaay  
Campo , CA 91906  
chairgoff@aol.com  
(619) 478-9046  
(619) 478-5818 Fax

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2014051075; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR); for the Southeastern San Diego Encanto Community Plan Updates; located in the City of San Diego; San Diego County, California.

**Native American Contacts  
San Diego County California  
May 30, 2014**

Jamul Indian Village  
Raymond Hunter, Chairperson  
P.O. Box 612 Diegueno/Kumeyaay  
Jamul, CA 91935  
jamulrez@sctdv.net  
(619) 669-4785  
(619) 669-48178 - Fax

Viejas Band of Kumeyaay Indians  
ATTN: Julie Hagen, cultural Resources  
P.O. Box 908 Diegueno/Kumeyaay  
Alpine, CA 91903  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337

Mesa Grande Band of Mission Indians  
Mark Romero, Chairperson  
P.O. Box 270 Diegueno  
Santa Ysabel, CA 92070  
mesagrandeband@msn.com  
(760) 782-3818  
(760) 782-9092 Fax

Ewiiapaayp Tribal Office  
Will Micklin, Executive Director  
4054 Willows Road Diegueno/Kumeyaay  
Alpine, CA 91901  
wmicklin@leaningrock.net  
(619) 445-6315 - voice  
(619) 445-9126 - fax

Kwaaymii Laguna Band of Mission Indians  
Carmen Lucas  
P.O. Box 775 Diegueno -  
Pine Valley, CA 91962  
(619) 709-4207

Ipay Nation of Santa Ysabel  
Clint Linton, Director of Cultural Resources  
P.O. Box 507 Diegueno/Kumeyaay  
Santa Ysabel, CA 92070  
cjlinton73@aol.com  
(760) 803-5694  
cjlinton73@aol.com

Inaja Band of Mission Indians  
Rebecca Osuna, Chairman  
2005 S. Escondido Blvd. Diegueno  
Escondido, CA 92025  
(760) 737-7628  
(760) 747-8568 Fax

Kumeyaay Diegueno Land Conservancy  
Mr. Kim Bactad, Executive Director  
2 Kwaaypaay Court Diegueno/Kumeyaay  
El Cajon, CA 91919  
(619) 445-0238 - FAX  
(619) 659-1008 - Office  
kimbactad@gmail.com

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH#2014051075; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR); for the Southeastern San Diego Encanto Community Plan Updates; located in the City of San Diego; San Diego County, California.

**Native American Contacts  
San Diego County California  
May 30, 2014**

Inter-Tribal Cultural Resource Protection Council  
Frank Brown, Coordinator  
240 Brown Road Diegueno/Kumeyaay  
Alpine , CA 91901  
frbrown@viejas-nsn.gov  
(619) 884-6437

Kumeyaay Cultural Repatriation Committee  
Bernice Paipa, Vice Spokesperson  
P.O. 937 Diegueno/Kumeyaay  
Boulevard , CA 91905  
bernicepaipa@gmail.com  
(KCRC is a Coalituon of 12  
Kumeyaay Governments)

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH#2014051075; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR); for the Southeastern San Diego Encanto Community Plan Updates; located in the City of San Diego; San Diego County, California.



# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

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



May 30, 2014

Myra Herrmann  
City of San Diego  
1222 First Avenue, MS 501  
San Diego, CA 92101

**Re: Southeastern San Diego and Encanto Community Plan Updates**

Dear Ms. Herrmann:

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

The Rincon Band has concerns for 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. In fact, your project falls within Kumeyaay Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle and 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. If for some reason you are unable to locate an interested tribe please notify our office at (760) 297-2635 and we will be happy to assist you in the matter.

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

Sincerely,

Rose Duro  
Rincon Culture Committee Chairman



## San Diego County Archaeological Society, Inc.

Environmental Review Committee

29 May 2014

To: Ms. Myra Herrmann  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Southeastern San Diego and Encanto Community Plan Updates


Dear Ms. Herrmann:

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



## **Scoping Meeting Sign-in Sheets and Transcriptions**



# SIGN IN SHEET

For the  
 Southeastern San Diego + Encanto Community Plan Updates Project  
 ENVIRONMENTAL IMPACT REPORT SCOPING MEETING  
 Tuesday, June 17, 2014

Name (please print)	Address (please print and include City, state & zip code) or Email address
Danielle Kachman	DKO@SANDAG.ORG
Lewis FISHER	2150 Imperial Ave SD 92102
Martha Zapata	mzapata@sandiego.gov
ANGIE AVILA	1208 GARVENTE Way SAC 92102
MICHAEL PAGE	MPAGE@RECONENVIRONMENTAL.COM
PATRICK AMAROSIO	4423 TREMONT ST, SUITE 23 SD CA 92102
Robert C. Leit	3345 Hops Pl S.D. 92117
H. Eugene MYERS	15103 LAPATA CT, RAMONA CA 92065
NATALIA Figueroa	905 S. 31st SD 92113 nate619@gmail
Evelyn Ruiz	1976 Irving Ave. evelyn-ruiz5@yahoo.com
LOUISE TORIO	historicsandiego@AOL.com 657 20th St, 92102
Steve Veach	Sveach80@AOL.com
Dr. Ron Baza	3731 Wildwood Rd., S.D. 92107 ronbaza@stglobal.net
Bill MADDUX	1927 5th AVE., SANDIEGO, CA 92109

# SIGN IN SHEET

For the  
Southeastern San Diego + Encanto Community Plan Updates Project  
ENVIRONMENTAL IMPACT REPORT SCOPING MEETING  
Wednesday, June 18, 2014

Name (please print)	Address (please print and include City, state & zip code) or Email address
VICKI MADRID	1538 CAPATIE DR C.V. 91910 EMAIL: VICKI MADRID - CMSN.COM
Carolene a. Madrid	7006 Akins Ave SD 92114
Ricky MADRID	7006 AKINS AVE. S.D. CA 92114
Julia LeBlanc	6976 Akins Ave SD ca 92114
Danielle Kattman	DICK @ Sandag. ORG
April Flake	aflakehome@yahoo.com
Susan Drury	smD5 @ Cox.net
Karen Drury	KDrury@Sandag.org
Jalimisha Logan	1222 First Ave MS413 SD 92101
Jalimisha Logan	5jlogan@gmail.com
Hakim Alaji	8132 Brookhaven Rd 92114
Khalida Salam-Alaji	8132 Brookhaven Rd 92114
Simone Stock	202 C Street
Ken Malbrough	6143 Skelton Dr 92114 K.malbrough@aatt.net
Juan del Rio	jmdelrio55@gmail.com
Dr. Ron Baza	3731 Wilburwood Rd., SD 92107 ronbaza@abglobal.net
Leslie Dudley	303 41 <sup>st</sup> ST J10, SD 92102 myorog@junac.com
Kathleen MacLure	6452 Semitz Dr SD 92114 kmacLure@aatt.net
Ricky MADRID	Ricky MADRID @ COX.NET

1 CITY OF SAN DIEGO

2  
3  
4 Public Meeting in re:

5  
6 SOUTHEASTERN SAN DIEGO AND  
7 ENCANTO COMMUNITY PLAN UPDATES  
8 ENVIRONMENTAL IMPACT REPORT  
9 SCOPING MEETING - SOUTHEASTERN SAN DIEGO

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13 Logan Heights Library Cultural Center  
14 567 S. 28th Street, San Diego CA 92113  
15 June 17, 2014  
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23 **TRANSCRIPTION**  
24 **OF**  
25 **AUDIO RECORDING**  
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1 SAN DIEGO, CALIFORNIA

2 TUESDAY, JUNE 17, 2014, 5:40 PM

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4 MYRA HERRMANN: Good evening and thank you for coming  
5 to the environmental impact report public meeting for the  
6 Southeastern San Diego and Encanto Community Plan Updates  
7 Project. My name is Myra Herrmann, I'm a senior  
8 environmental planner for the city of San Diego's  
9 development services department. These meetings are  
10 referred to as EIR Scoping meetings, and are for purpose of  
11 helping to define the scope of work for the EIR. This  
12 meeting is required by the California Environmental Quality  
13 Act for the projects which may have statewide, regional or  
14 area-wide environmental impacts. The City's environmental  
15 staff has determined that this project meets this  
16 threshold, and thereby scheduled this meeting to gather  
17 public input prior to the preparation of the project's  
18 environmental document.

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

1        Now, I'm going to just provide a few comments about  
2 how the meeting will be conducted.

3        First, I'll provide a brief description of the project  
4 followed by a short presentation by the  
5 applicant/consultant. At the end of the meeting, if time  
6 permits, the public is welcome to review any materials  
7 provided by staff or the consultants and ask additional  
8 questions for clarification; however, these will not become  
9 part of the public scoping meeting record.

10       This meeting is designed to get as much public input  
11 on areas that need to be addressed in the EIR in the time  
12 allotted for this meeting. Therefore, each speaker is asked  
13 to introduce themselves, state their address and complete  
14 their comments within three minutes. It's a small group so  
15 we may be able to go a little bit longer if need be. This  
16 entire meeting will last 2 hours and will end approximately  
17 at 7:30.

18       In addition to verbal comments, which are being taped  
19 for the record, there are forms available on the table  
20 outside the door upon which you can provide written  
21 comments if you do not wish to speak onto the record today.  
22 We will need to have these comment forms submitted to City  
23 staff by the close of the meeting, or you can mail the  
24 completed form with your comments to the address listed on  
25 the back page. -- It's a tri-fold, so all you'll have to  
26 do is put a stamp on it and you can mail it and it will get  
27 directly to me. Please remember to put your name and  
28 address on the sign-in sheet, which is also outside the

1 door, before you leave the meeting if you would like to  
2 receive Notice of Availability for the Draft EIR.

3 And a little more info about the meeting: please  
4 refrain from conducting a debate on the merits of the  
5 project at this meeting, as this is not the purpose for  
6 tonight's gathering. Rather, please focus your comments on  
7 those environmental impacts you would like thoroughly  
8 analyzed in the project's environmental document. Lastly, I  
9 will be acting as the moderator and timekeeper for the  
10 duration of the meeting and, therefore, would respectfully  
11 request that you yield when notified that your three  
12 minutes are up. Like I said, it's a small group, if you're  
13 going and there is nobody else waiting, I don't have a  
14 problem with it going longer. -- One last thing, we're not  
15 going to be answering questions today -- but we will  
16 address any questions that are raised during the scoping  
17 meeting as part of the EIR process, so I just wanted to put  
18 that on the record, so you're aware. -- And again, repeat  
19 that after the meeting if you want to talk to the  
20 consultant or the staff -- you can ask additional  
21 questions, they just won't be on the public record.

22 Okay, thanks for your patience. And I'll now begin the  
23 project description and then a brief presentation by the  
24 project consultant.

25 This meeting is being conducted in accordance with  
26 CEQA for the Southeastern San Diego and Encanto Community  
27 Plan Updates Project. This is June 17, 2014 and the meeting  
28 began at approximately 5:40 p.m.



1       The Southeastern San Diego Community Plan, which  
2 includes Encanto Neighborhoods, was originally adopted in  
3 1969, was comprehensively updated in 1987, and has  
4 undergone several amendments in the intervening years. The  
5 Community Plan Update, or CPU, includes modifications to  
6 the various elements of the plan to incorporate relevant  
7 policies from the 2008 City of San Diego General Plan, as  
8 well as provide a long-range comprehensive policy framework  
9 for growth and development in the Southeastern San Diego  
10 and Encanto Neighborhood Communities through 2035. And  
11 please note that the Notice of Preparation that you might  
12 have received -- during the last month incorrectly stated -  
13 - the year 2040, but it's really only to 2035, so I wanted  
14 to make sure that you were aware of that. -- Separate  
15 community plans are being prepared for each community, but  
16 will be evaluated in together in a single -- programmatic  
17 EIR.

18       The proposed CPU provides detailed neighborhood-  
19 specific land use, development regulations (zoning) that  
20 are consistent with city-wide zoning classifications,  
21 development design guidelines, and numerous other mobility  
22 and public realm guidelines, incentives, and programs to  
23 revitalize the urban core in accordance with the general  
24 goals stated in the General Plan. The proposed CPU would  
25 additionally serve as the basis for guiding a variety of  
26 other actions, such as parkland acquisitions and  
27 transportation improvements. -- As well as other -- public  
28 service improvements and public facilities.

1       The CPU would introduce a Village District in the  
2 community planning area, which would include higher density  
3 mixed uses, such as retail, professional administrative  
4 offices, commercial recreation facilities, and service  
5 business. Development of these village districts should be  
6 further guided by the preparation of specific plans. In  
7 addition new land use designations are proposed, which are  
8 further described in the draft community plan update and  
9 would be implemented through regulations aligned with city-  
10 wide zoning. And that information -- is more further  
11 detailed on the City's website -- which the information was  
12 provided in the scoping letter and will be on the screen at  
13 some point before the end of the meeting. At this point,  
14 I'm going to turn the meeting over to the project  
15 consultant and then he's going to provide a brief  
16 presentation of the project.

17       JOSH POLLAK: Thank you, Myra. My name is Josh Pollak,  
18 and I'm an Environmental Planner with Dyett & Bhatia. We're  
19 assisting the City of San Diego in preparing the community  
20 plans and in the environmental review. So -- I'm going to  
21 provide a very brief overview of the Southeastern San Diego  
22 Community Plan update. -- The plans are going to be  
23 presented in much more detail, and will be available this  
24 Saturday at the community workshop. So -- This shows the  
25 planning area, which is bound by State Route 94 to the  
26 north, Interstate 5 to the west and south and Interstate  
27 805 to the east. The Southeastern San Diego CPU provides a  
28 long-range, comprehensive framework for growth and  
29 development in the planning area. There's no specific plan

1 horizon, but for the technical evaluation that we saw  
2 before, such as for traffic, we're assuming the year 2035.  
3 -- The Notice of Preparation incorrectly states the year  
4 2040. The CPU is building on the City of Villages strategy  
5 from the 2008 San Diego General Plan, which is to focus  
6 growth into mixed-use activity centers that are pedestrian-  
7 friendly districts linked to improved transit.

8       The Southeastern San Diego CPU has 10 elements: land  
9 use; mobility; urban design; economic prosperity; public  
10 facilities, services and safety; recreation; conservation  
11 and sustainability; historic preservation; arts and  
12 culture; and implementation.

13       The objectives of the CPU are to enhance community  
14 identity with higher density residential, compatible mixed-  
15 use development, and streetscape improvements. The CPU aims  
16 to create a circulation system supporting safe and  
17 efficient movements of pedestrians, bicyclists, transit,  
18 and vehicles; respecting the low-density character of  
19 existing neighborhoods while providing housing at a range  
20 of densities. The plan also develops sustainable practices  
21 in new development, mobility, water and energy  
22 conservation. The plans themselves have a full list of the  
23 objectives.

24       The CPU land use diagram designates proposed general  
25 location, distribution and extent of land uses. The land  
26 use diagram is intended to be broad enough for flexibility  
27 in implementation, but clear to provide direction for  
28 implementing goals of the General Plan. It designates a

1 single Village District, the Southeastern Village District.  
2 The Village District is part of the City of Villages  
3 strategy.

4 This shows is the proposed land use map, which has the  
5 different land use classifications. You can see the  
6 boundary, in purple, of the Southeastern Village District,  
7 it looks a little bit reddish right there -- and it shows  
8 the proposed mixed uses, residential, commercial,  
9 industrial, institutional, and park and open space land  
10 uses.

11 And finally, here is the contact information for  
12 submitting comments, and we'll leave this up for the  
13 remainder of the meeting.

14 And now we can open it up to comments.

15 --

16 MYRA HERRMANN: Sorry, lots of back and forth. I just  
17 wanted to remind, for anybody that came in after I gave in  
18 my introduction, I just wanted to remind you to sign in on  
19 that sign-in sheet before you leave so that we can add you  
20 to the list for distribution of both the EIR and -- the  
21 community plan update. So if there are any people who wish  
22 to make comments on the record -- you can come up to the  
23 mic right here. Remember to state your name and address and  
24 make you comments, and I'll stop you when the time comes.

25 ROBERT C. LEIF: Hello Ms. Herrmann, I didn't know you  
26 were taking over. -- We need an email because in the 21st

1 century instead of using paper we try to use emails, so I  
2 do request that you give an email where we can send our  
3 comments.

4 Secondly, in the Barrio Logan Plan, the environmental  
5 review was so bad that we had an election, and it was  
6 really painful for all of us. I would like to see a higher  
7 level of review and fact be separated from fiction. I'm a  
8 PhD chemist. I worked in ecology for 50 years, and we had a  
9 case where we could have solved a problem simply by  
10 following the state of fixing the diesel engines and we had  
11 a red herring about the -- defense contract providing the  
12 particles. This is a small defense contract. We also had a  
13 place in a location where there's heavy concentration of  
14 freeways. Though the area of Barrio Logan was lower --  
15 contaminated than other areas, it was not singled out. I  
16 actually brought on my laptop, and anyone can see it, what  
17 is going on in Barrio Logan this hour. And you can compare  
18 it with any other city in California that they have  
19 monitoring stations. So we should have facts separated from  
20 fiction. I don't want someone having a vibration that  
21 there's a contaminant there. I want a chemical report, and  
22 there are levels contamination according to the EPA. One is  
23 hypothesis, one is fact. We had this problem in National  
24 City, there was one place that was contaminated that was  
25 owned by National City. So it's time for you people to get  
26 credibility.

27 We also have a community plan update here that is  
28 ridiculous in terms of its residential, because there's no  
29 way that a property owner can make money with this

1 transaction. If you want to make this whole thing run for  
2 the developers who get paid up to \$500,000 a unit you can,  
3 but don't try to call this charity or low-income housing.  
4 It's charity for the rich. -

5       There are other problems with this, for instance, the  
6 traffic part -- we can improve the environment and cut down  
7 the use of cars by putting a trolley station right under  
8 Imperial and I-15. We have a case of high-speed rapid  
9 transit bus that does not interface with the trolley. We  
10 would 1) help business in the area and people get jobs and  
11 provide accessibility to jobs and 2) give them a way of  
12 travelling without some old clunker. They don't have the  
13 money to go out and buy hybrids. So why don't we do things  
14 to help the people and help the property owners.

15       And if you want to actually get their residential  
16 property, we have had this horror story of Barrio Logan.  
17 Make it all industrial and make this area all residential  
18 but with adding smart growth zoning and make it fire proof.  
19 I just put a metal roof on my house because I put my money  
20 where my mouth is. Thank you.

21       A SPEAKER: Please state your name.

22       ROBERT C. LEIF: I'm Robert C. Leif; I will give you a  
23 business card with all the other information. -- Are you  
24 taking over from Karen, or...?

25       MYRA HERRMANN: Karen is working on the community plan.  
26 I'm working on the environmental impact report. And also I  
27 just -- Mr. Leif made a comment about the email address.

1 The email address to send comments if you want to do it  
2 electronically is on the board up there -- if you don't  
3 have access to email, you can send them in by mail. That's  
4 perfectly all right. We accept both forms of comments. Is  
5 there anybody else who'd like to comment? Feel free.

6 H. EUGENE MYERS: My name is H. Eugene Myers and I own  
7 the property on 3191 Commercial, 3167 Commercial, and 105  
8 South 31st St. I'm also here on behalf of Ron Little who  
9 owns the property in between my two parcels. Collectively  
10 we own the property on Commercial St. from 32nd St. all the  
11 way down to 31st Street. And Ron also owns a property on  
12 the east side of 32nd street there at the trolley stop.

13 I would like to encourage in the preparation of the  
14 environmental impact report that you include the area along  
15 Commercial St. from 28th St. all the way to 32nd St. as  
16 high density residential and mixed-use as is prepared --  
17 currently for the 28th St. east all the way to the under --  
18 Interstate 5. I'd like to see that entire area be zoned the  
19 same. Not have commercial between 32nd and 28th St. and  
20 then the high density residential and mixed-use from 28th  
21 St. all the way down under Interstate 5. I ask that you  
22 prepare an alternative to your environmental impact report  
23 that would say -- that property be zoned -- similarly as it  
24 is zoned on east of 28th St that the environmental impacts  
25 would be whatever they would be and include that in your  
26 report.

27 PATRICK AMBROSIO: Good evening ladies and gentlemen,  
28 my name is Patrick Ambrosio. I reside at 4423 Tremont St,

1 Suite #23, San Diego, CA 92102. I am an Encanto Planning  
2 Group representative and I would also say first and  
3 foremost, a very big thank you to Laura Gates for being a  
4 wonderful person that she has in guiding us in the Encanto  
5 Planning Group. And also appreciation to Josh Pollak as for  
6 having this meeting tonight.

7       My main concern in the process of the EIR is to make  
8 sure that in one of the main zoning areas that we are  
9 trying to do along the Market and Euclid area, there's been  
10 a lot of discussion and controversy of what that zoning  
11 should be. We're hoping that it stays as light industrial  
12 as what we're -- as most of the community that has brought  
13 their concerns and I'm here to echo that concern tonight.  
14 One of the other areas -- elements, is in the transit  
15 element of the EIR process as for having the 47th St.  
16 trolley process being relocated further west, it is our  
17 hope that we see more resolve in process of actually in the  
18 final review to finalize that 47th St. trolley. -- As it is  
19 already a policy in the proposed plan. But we need to see  
20 more efforts both in planning and also with CalTrans and  
21 the overall groups to finalize the plans for that Trolley  
22 stop because it is a project that is within its completion  
23 will impact a lot of the Encanto people in the area. And  
24 that's one of the reasons why I'm here tonight, to make  
25 sure as a transit friendly plan that we look at something  
26 that's get to addressing those issues, especially as we're  
27 beginning to see how a lot of those changes happen in the  
28 area. Thank you very much.



1 MYRA HERRMANN: Is there anybody else who'd like to  
2 speak before I take repeats?

3 ANGIE AVILA: My name is Angie Avila, and the  
4 properties at 511 Cesar Chavez Parkway, I reside in  
5 Sacramento, but I also live down here, so I'm a two-city  
6 person.

7 My question is -- I try to attend as many meetings as  
8 possible but I'm not real clear as to the recycling place  
9 there on 24th and Commercial. If you're talking about  
10 environmental -- you have that there and now we're going to  
11 have the high-density of the project apartments going up  
12 and -- somehow or another by the definition of  
13 environmental concerns there should be some consideration,  
14 what are the consequences of injecting that many people in  
15 that space when you have some interesting things going on  
16 down on Imperial Ave. -- I'm sure many of them carted away  
17 by the year 2020, but for now I haven't heard a clarity as  
18 to what's going to happen to the old Crosby Street/Cesar  
19 Chavez Parkway, which leads to Barrio Logan. And I by  
20 definition, because of my heritage and being here long  
21 enough (100s of years) still define it Logan Heights. It  
22 still seems to be truncated and one end isn't talking to  
23 the other. It should be one coherent master plan or -- I  
24 don't know. Maybe I'm a little sensitive having been a  
25 manpower planner for the state that a little bit more  
26 transparency would be useful.

27 But I am concerned for that recycling because it is a  
28 hub -- an attraction for the homeless. At the same time you

1 have the density apartments going up and I don't hear any  
2 talk as to what the consequences, potential, pro, or  
3 otherwise might be. But many of us that reside in that area  
4 have to live with the consequences. Whether it's  
5 appropriate or not, I don't know -- but the silence just  
6 galls me. Because on a daily basis it's difficult to live  
7 with.

8 MYRA HERRMANN: Thank you. You'd like to comment? I'm  
9 going to take people who haven't spoken yet and let them  
10 have an opportunity first.

11 LEWIS FISHER: Good evening, I'm Lewis Fisher, I own a  
12 store on 21st -- 22nd and Imperial. I have been there for  
13 10 years, and before another 18 years where the old  
14 farmer's market used to be at.

15 In just the last couple of weeks we had a lady from  
16 code compliance department, called Sonia Ramirez, and she's  
17 forcing us to take down all of our signs from the walls.  
18 Now can you imagine, business is bad enough with the  
19 Walmart there we've lost a lot of business. Now, if you go  
20 to a place with no signs on the walls, who's going to know  
21 that you're there? Are they trying to move us out so that  
22 the small business like Papa's and Mama's shops to bring in  
23 the big, big companies like Starbucks and so on and so  
24 forth. I don't see the reason. She said it was a complaint.  
25 A complaint about what? Those signs have been there for  
26 years. I've had them for 23 years across the street and  
27 I've had them for 9 years where I'm at right now. They're  
28 not hanging -- I have the pictures here -- they're not

1 hanging, in a place where they could hurt anybody. They're  
2 just against the wall.

3       Nevertheless I went to the city to find out what they  
4 could do about because I wanted to go by the rules. Now I  
5 have here the fees that the City wants to charge us to have  
6 a sign put up. First of all, we can't do it on our own, we  
7 have to get a sign company. Second just to look at a plan  
8 they want 100-and-some-odd dollars, just to process the  
9 signs they want another 200-and-some-odd dollars. Plus four  
10 or five-hundred dollars for hidden fees inside that they  
11 can't tell you how much it is. So you know we're talking  
12 about almost \$2,000 to put a sign on your business. Mind  
13 you, that our shop is like an L-shape and there's a big  
14 parking lot. The shop is not right by the sidewalk, this is  
15 a private property, and you can't even have a sign on your  
16 own private property. She's giving me until the -- 23rd to  
17 see if anybody can help us, to see if anybody can give us a  
18 hand. And right across the street from us there are shops  
19 with signs with flags on the street. When I told her what  
20 about them, "oh we haven't had any complaint about them, if  
21 you want to have them taken off, you should write a  
22 complaint about them." I'm not going to write a complaint  
23 about anybody. I'm not a snitch. I'm not -- You know, it's  
24 not my job. Why don't they leave us alone without hurting  
25 anybody?

26       Who should I go -- what can I do? I need help. I need  
27 somebody to tell me where to go to have this stopped. If  
28 they want a fee for the signs, I'm willing to pay it, but  
29 they want a thousand-some-odd dollars. It's a lot of money.

1 And you can just picture a business with no sign on it --  
2 who's going to know that we're there? I'm the least that's  
3 going to be hurt because I have a lot of people. I have  
4 been in the Barrio for almost 25 years, and I just don't  
5 know what to do. I can't even sleep at night because I'm  
6 going to lose -- I mean she's running me out of business.  
7 That's what they're doing. You should look at the fees that  
8 this city wants. So please anybody help me. I'm going to  
9 leave you my phone number, which is area code 619-246-4016,  
10 and my name is Lewis Fisher. If anybody can give me a lead  
11 or if I can go -- since I have had the signs for such a  
12 long time, if it could be grandfathered, or get a loop that  
13 I can go through this problem that I'm having, I would  
14 appreciate it. I'm leaving early because I have to close  
15 down my store, okay?

16 MYRA HERRMANN: Okay. -- Is there anybody who would  
17 like to speak who hasn't spoken yet, on the record? Okay  
18 Mr. Leif you wanted to speak again?

19 ROBERT C. LEIF: Yeah. This -- I should say, I have a  
20 building with my wife on 32nd St. and Commercial. It's an  
21 industrial building. Most of the industrial wants to stay  
22 industrial. We all realize that we have a hodge-podge. That  
23 the zoning is illogical. I will agree with Mr. Myers, which  
24 is very strange of me to agree with him, that it would make  
25 sense to put all of the industrial in Barrio Logan and put  
26 all the residential in the rest of Southeastern. I don't  
27 know whether this would be possible, I think it would be  
28 possible over a period of 50 years. The present plan is  
29 absolutely defective, there is no economic incentive for a

1 property owner to do a damn thing. All the little guys get  
2 treated like garbage.

3 I've heard two cases here. There is a problem with the  
4 recycling yards, but we do need recycling so we have to  
5 figure out where to put them. Because without them we are  
6 going to fill our landfills something terrible and be  
7 wasteful and make CO<sub>2</sub>.

8 I'm a member of your planning group, a past chair of  
9 the planning group, and a member of the CPC, so I should do  
10 my work. Even though I'm not paid, I like to do it the way  
11 I would earn a salary. And Maria Riveroll who is our chair  
12 is a wonderful person, a wonderful woman, very  
13 understanding you can always talk before a group for 2  
14 minutes. -- Southeastern SD is our website. We also have  
15 the virtue that when you talk we have representatives from  
16 the City Council there, and they are the ones to complain  
17 about the bureaucracy to. This place is being run for the  
18 bureaucracy, and they're not even running it very  
19 intelligently.

20 I wish I would see that we were getting technology,  
21 that we were getting the jobs are made up north or down  
22 south, actually coming to Southeastern. We don't want to  
23 see the small guys snuffed out. We also don't want -- the  
24 plan is designed to make a huge number of restaurants in  
25 Imperial so they can all become bars like they have on  
26 Pacific Beach. -- We need to have more input into this from  
27 the people on the ground, we've had crazy ideas like  
28 cutting down the amount of parking on Imperial. -- I don't

like the plan, I don't think it has been properly thought out.

It may be theoretically nice and as I said before, when I see phony science, I get professionally angry. And this is what I saw happen in Barrio Logan, the planner was talking about contamination and I said "Where? What solid data?" and if there is contamination the last time there's a question of contamination I called in Cal EPA and was basically shut down. We would not have had this thing on Barrio Logan had we had Cal EPA in there. If they had found some contamination, I would be the first one to have gotten asked about it. If you've got something, come to your planning group, we're supposed to help you and we actually try to.

MYRA HERRMANN: Is there anybody else who'd like to speak -- on the record? What I'm going to do right now since there's nobody waiting to speak is -- I'm not going to close the meeting. We're going to take a little break for 15 minutes to see if anybody else shows up, I'm going to turn the recorder off, and if we don't have any new attendees and nobody else wants to speak, then I'll go ahead and get back on the record and close the meeting. Okay? So it is, right now, 6:05 and I'm going to take a short break and then we'll be back.

[ BREAK ]

MYRA HERRMANN: I'm going to go ahead and restart the meeting -- It is about 6:25, I think. And I'm just going to

1 reopen the public comment period if there's anyone who  
2 hasn't spoke yet, on the record and would like to speak now  
3 -- and add any additional comments or questions on the  
4 record for staff about the environmental review process for  
5 the community plan updates, you're welcome to come up to  
6 the mic right now. Just remember to state your name and  
7 give your address and you'll have three minutes. At the end  
8 I'll let you know when your time is up and then I'll come  
9 back and take over the mic.

10 LOUISE TORIO: Hello, Louise Torio. Sherman Heights  
11 resident. -- Historic preservation is very important to me,  
12 our communities are very old -- we have the two historic  
13 districts in our area, the Sherman Heights and the Grand  
14 Hill Historic Districts. But there is potential for  
15 additional districts here. I think that it's important as  
16 we go through our planning, as we go through our EIR, that  
17 we recognize that possibility. -

18 The built environment is really extraordinary in this  
19 area and -- there's an opportunity through historic  
20 preservation to help -- restore and increase home owners'  
21 values here -- so as we look at what our -- resources are,  
22 please don't forget about the historic preservation aspect  
23 of this incredible housing stock. A lot of it's surviving  
24 intact -- a lot of it with incredible details -- as we talk  
25 in our planning group about our older neighborhoods,  
26 wanting to encourage jobs, wanting to encourage --  
27 reinvestment in our neighborhoods -- this is an aspect that  
28 will allow us to grow, and people don't think of it, people  
29 aren't necessarily top-of-mind with our neighborhoods,



1 thinking of cultural heritage tourism, and I think that's  
2 an aspect that we really have to give a look to because --  
3 the building stock that's here that hasn't been touched is  
4 pretty amazing. So just keep that in mind, thanks.

5 MYRA HERRMANN: Thank you, Louise. Is there anybody  
6 else that's interested in speaking?

7 ROBERT C. LEIF: (unintelligible)

8 MYRA HERRMANN: Yeah, hopefully we'll be able to  
9 transcribe without that -- we don't have any way to fix the  
10 system, so -- We'll do our best to make sure that that's  
11 working. If there's nobody else who wants to speak -- did  
12 you want to speak again? I'll go ahead and let you and if  
13 there's nobody else that's interested in speaking again  
14 then I'll go ahead and close the meeting.

15 ANGIE AVILA: I just wanted to dovetail --

16 MYRA HERRMANN: Can you please state your name again?

17 ANGIE AVILA: Angie Avila. I just wanted to dovetail on  
18 what she said because for some of that are old Logan  
19 Heighters, when you go up Kearny, and you see some of those  
20 old houses, I've wondered if there's any connection to  
21 SOHO. If anyone has taken the time to look at some of the  
22 Saynan (unintelligible) homes because they go so quickly  
23 but there's some beautiful architecture left in some of  
24 those homes and when they did the mixed dwellings, they  
25 made a point of preserving some of those houses where you  
26 could walk around at night, you could have businesses, but

1 you could still have the architecture that speaks to the  
2 culture that was here. -- I keep thinking of SOHO, nobody  
3 flipped them the bird or something? I don't know -- It just  
4 seems like a lost opportunity, the majority, the real  
5 eyestoppers were -- they're under the bridge, now. Thank  
6 you.

7 ROBERT C. LEIF: I'm Bob Leif and at one point, since I  
8 like accurate numbers. On your population extrapolations go  
9 to CDC. Because the population extrapolations I've seen  
10 before on the community plans were incorrect. They ended up  
11 with a much higher population. Any minority group will  
12 eventually get to the same rate of population growth as the  
13 rest of the people. And this is happening - and also --  
14 Whether anything is feasible in either area with the lack  
15 of water. What we first need in a community plan update is  
16 a plan on how we're going to keep drinking water and water  
17 for other uses in this area. Because we're completely  
18 artificial oasis in the desert, manmade, and we must make  
19 sure we have the water for the populations we project.

20 MYRA HERRMANN: Thank you. Wow that is -- that hum is  
21 really bad. Okay, if there's nobody else that wants to  
22 speak I'm going to go ahead and formally close the meeting,  
23 I just have a few closing remarks. -- It is about 6:30.

24 This closes the public environmental scoping meeting  
25 for the Southeastern San Diego and Encanto Community Plans  
26 Update Project. Your input will be transcribed, considered  
27 by City staff for use in the scope of the EIR, and included  
28 as part of the official record for the document. Speakers

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

4 I would also like to remind everyone that this is just  
5 the start of the environmental review process and  
6 opportunities for public input. There will be other  
7 opportunities to provide comment on the project, such as  
8 during public review of the draft environmental document  
9 then any public workshops or public hearings that will be  
10 scheduled.

11 Thank you for taking the time to participate in the  
12 meeting and have a great evening! This closes the official  
13 scoping meeting at 6:30 on June 17th, 2014. Thank you.

14 (Meeting concluded)

1 CITY OF SAN DEIGO

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3  
4 Public Meeting in re:

5  
6 SOUTHEASTERN SAN DIEGO AND  
7 ENCANTO COMMUNITY PLAN UPDATES  
8 ENVIRONMENTAL IMPACT REPORT  
9 SCOPING MEETING - ENCANTO NEIGHBORHOODS

10  
11 Elementary Institute of Science  
12 608 51st Street, San Diego CA 92114  
13 June 17, 2014  
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21 **TRANSCRIPTION**  
22 **OF**  
23 **AUDIO RECORDING**  
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1 SAN DIEGO, CALIFORNIA

2 WEDNESDAY, JUNE 18, 2014, 5:30 PM

3 -----

4 MYRA HERRMANN: Good evening and thank you for coming  
5 to the environmental impact report public meeting for the  
6 Southeastern San Diego and Encanto Community Plan Updates  
7 Project. My name is Myra Herrmann, I'm a senior  
8 environmental planner with the city of San Diego's  
9 development services department. These meetings are  
10 referred to as EIR Scoping meetings, and are for the  
11 purpose of helping to define the scope of work for the EIR.  
12 This meeting is required by the California Environmental  
13 Quality Act, or CEQA, for the projects which may have  
14 statewide, regional or area-wide environmental impacts. The  
15 City's environmental staff has determined that this project  
16 meets this threshold, and thereby scheduled this meeting to  
17 gather input prior to the preparation of the project's  
18 environmental document.

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

28 Now, I'm just going to make a few comments about how  
29 the meeting will be conducted.

1 First, I'll provide a brief description of the project  
2 followed by a short presentation by the consultant on the  
3 project. At the end of the meeting, if time is permitting,  
4 the public is welcome to review any materials that are  
5 provided by staff and ask additional questions for  
6 clarification; however, those comments will not become part  
7 of the scoping meeting record.

8 This meeting is designed to get as much public input  
9 on areas that need to be addressed in the EIR in the time  
10 allotted for the meeting. Therefore, each speaker is asked  
11 to introduce themselves, state their name, their address  
12 and complete their comments within three minutes. If  
13 there's not a lot of people here who want to comment --  
14 I'll monitor that -- if you have more to say I'll go ahead  
15 and let you go. So don't worry about that, we may have  
16 extra time. This entire meeting will last approximately 2  
17 hours and should end on or before 7:30.

18 In addition to verbal comments, which are being taped  
19 for the record, there are forms available on the back table  
20 which you can provide written comments. We will need to  
21 have these comment forms submitted to City staff by the  
22 close of the meeting, or you can mail the completed form  
23 with your comments to the address that's listed on the back  
24 page. -- It's a three-fold form, so if you don't want to  
25 turn it in tonight you can put a stamp on it, fold it up  
26 and send it back in to me. Please remember to put your name  
27 and address on the sign-in sheet before you leave the  
28 meeting if you would like to receive Notice of Availability  
29 for the Draft EIR.

1 I also want to make one additional comment, if there  
2 are any Spanish speakers in the room that are going to need  
3 translation, and we do have a translator here, and I would  
4 ask that anybody who speaks on the record, if they could  
5 please speak slowly so that he has time to do the  
6 translation.

7 A SPEAKER: Thank you (unintelligible).

8 MYRA HERRMANN: Please refrain from conducting a debate  
9 on the merits of the project at this meeting, as this is  
10 not the purpose for tonight's gathering. Rather, please  
11 focus your comments on those environmental impacts you  
12 would like thoroughly analyzed in the project's  
13 environmental document. Lastly, I will be acting as the  
14 moderator and timekeeper for the duration of the meeting  
15 and, therefore, would respectfully request that you yield  
16 when notified that your three minutes are up. Thank you for  
17 your patience and your attendance, we will now begin with  
18 the project description and a brief presentation following  
19 that by the consultant. This meeting is being conducted in  
20 accordance with CEQA for the Southeastern San Diego and  
21 Encanto Community Plan Updates Project. This is June 18,  
22 2014.

23 The Southeastern San Diego Community Plan, which  
24 includes the Encanto Neighborhoods, was originally adopted  
25 in 1969, was comprehensively updated in 1987, and has  
26 undergone several amendments in the intervening years. The  
27 Community Plan Update includes modifications to the various  
28 elements of the plan to incorporate relevant policies from  
29 the 2008 City of San Diego General Plan, as well as to  
30 provide a long-range, comprehensive policy framework for

1 growth and development in the Southeastern San Diego and  
2 Encanto Neighborhoods Communities through 2035. I should  
3 note that the Notice of Preparation incorrectly stated that  
4 date as 2040, but it is indeed 2035. Separate community  
5 plans are being prepared for each community, but will be  
6 evaluated together in a single programmatic EIR.

7       The proposed Community Plan Update provides detailed  
8 neighborhood-specific land use, development regulations  
9 (zoning) that are consistent with city-wide zoning  
10 classifications, development design guidelines, and  
11 numerous other mobility and public realm guidelines,  
12 incentives, and programs to revitalize the urban core in  
13 accordance with the general goals stated in the General  
14 Plan. The proposed CPU would additionally serve as the  
15 basis for guiding a variety of other actions, such as  
16 parkland acquisitions and transportation improvements. As  
17 well as infrastructure improvements throughout the  
18 neighborhoods.

19       The CPU would introduce a Village District in the  
20 community planning area, which would include higher density  
21 mixed uses, such as retail, professional administrative  
22 offices, commercial recreation facilities, and service  
23 business. Development of the Village Districts would be  
24 further guided by the preparation of specific plans. In  
25 addition new land use designations are proposed, which are  
26 further described in the draft CPUs and would be  
27 implemented through regulations aligned with city-wide  
28 zoning. Right now I'm going to turn it over to the  
29 consultant -- to Josh -- so he can provide you with a brief  
30 presentation.



1 JOSH POLLAK: Thanks, Myra. My name is Josh Pollak, I'm  
2 an Environmental Planner at Dyett & Bhatia. We're assisting  
3 the City of San Diego in preparing the community plans and  
4 with the environmental review. I'm going to be providing a  
5 brief overview of the Encanto Neighborhoods Community Plan.  
6 The draft Plan is going to be available at the Community  
7 workshop on Saturday, and it also will be posted online.  
8 This map right here shows the planning area, which is bound  
9 by State Route 94 to the north, Interstate 805 to the west,  
10 and National City to the south.

11 The Encanto Neighborhoods CPU provides a long-range,  
12 comprehensive policy framework for growth and development  
13 in the planning area. There is no specific plan horizon,  
14 but the technical evaluation, such as for traffic, assumes  
15 2035. Again, the Notice of Preparation incorrectly states  
16 that it's the year 2040. The CPU builds on the City of  
17 Villages strategy from the 2008 San Diego General Plan,  
18 which is to focus growth into mixed-use activity centers  
19 that are pedestrian-friendly districts linked to improved  
20 transit.

21 The Encanto Neighborhoods CPU contains 10 elements:  
22 land use; mobility, urban design; economic prosperity;  
23 public facilities, services and safety; recreation;  
24 conservation and sustainability; historic preservation;  
25 arts and culture; and implementation.

26 The objectives of the CPU are to enhance community  
27 identity with higher density residential, compatible mixed-  
28 use development, and streetscape improvements. The CPU aims  
29 to create circulation system that support safe and  
30 efficient movements of pedestrians, bicyclists, transit,

1 and vehicles; respecting the low-density character of  
2 existing neighborhoods while providing housing at a range  
3 of densities. The plan also develops sustainable practices  
4 in new development, mobility, water and energy  
5 conservation. The CPU has a full list of the objectives.

6 The CPU land use diagram designates the proposed  
7 general location, distribution and extent of land uses. The  
8 land use diagram is intended to be broad enough for  
9 flexibility in implementation, but clear enough to provide  
10 direction for implementing the goals of General Plan.  
11 There are two Village Districts designated; the Euclid and  
12 Market Village District, and the Encanto Village District.  
13 The Village Districts are part of the City of Villages  
14 strategy.

15 This is the proposed land use map, which shows the  
16 different land use classifications. You can see the  
17 boundaries of the two Village Districts, those are in that  
18 purple color -- there's the Euclid and Market Village  
19 District and the Encanto Village District. And this land  
20 use map will be posted on the website and will be at the  
21 community workshop on Saturday as well, so you can spend a  
22 long time looking at it then. The different proposed land  
23 use classifications are mixed uses, residential,  
24 commercial, light industrial, institutional, and park and  
25 open space land uses.

26 And finally, here is the contact information. And I'll  
27 pass it back to Myra, who is going to open it up for  
28 comments.

1 MYRA HERRMANN: Thank you Josh. -- Okay -- I just  
2 wanted to remind everybody that this part of the meeting  
3 I'm going to open it up to public comment -- you can put  
4 any of your comments on the record that address any  
5 environmental issues that you are concerned about for the  
6 community that you'd like to see analyzed in the EIR. At  
7 this point though staff isn't going to be responding to any  
8 questions, but if you do have questions or concerns go  
9 ahead and get those on the record because we will be taking  
10 all that information that we record and any written  
11 comments and staff and the consultants will be looking at  
12 that information and compiling it as part of our analysis  
13 for the EIR. So if there is anybody who would like to speak  
14 on the record you can feel free and come up right now.

15 SUSAN DRURY: My name is Susan Drury I live at 831 69th  
16 St. I live near the intersection of Akins, Imperial, and  
17 69th St.

18 What I want on the record and what I want the  
19 environmental people to exam is -- one of your slides just  
20 said that a goal is to create an efficient -- safe and  
21 efficient system of transportation for pedestrians and  
22 vehicles. -- The intersection where we live, seven streets  
23 all come together at once with the trolley tracks and with  
24 the stoplight, and with stop signs. And this is hard to  
25 imagine, I wish, I wish -- is there a map that you could  
26 show? We have Akins coming in with stop sign, stop sign,  
27 then we have the railroad tracks with the trolley ever 15  
28 minutes, then we have Imperial East and West, then we have  
29 69th St. North, 69 St. South, and Lisbon going off that  
30 way. -- Lemon Grove just -- is in the process of building

1 seventy brand new homes and they're going to funnel their  
2 traffic. I wish I had a pointer, do you have a pointer?

3       What I'm talking about is at the very edge, the right  
4 hand side, the little piece of pie on the far right -- that  
5 white space above the piece of pie, that's where Lemon  
6 Grove is currently building 70 homes and they're going to  
7 funnel the traffic down little bitty Akins Avenue. Akins  
8 Avenue goes north-south right at the end, it's east-west  
9 all along and then it goes north- south. It's 30 feet wide  
10 --and there's going to be an influx of, if there's 70  
11 homes, there's going to be at least 140 cars, and then they  
12 want to propose higher density for this street -- row  
13 homes, 30 feet tall, and like it or not, they're going to  
14 own cars too. That intersection right now is so clogged up  
15 with the seven streets and the trolley, that right now we  
16 have huge problems, in fact somebody actually hit me when I  
17 was there, I was waiting for the trolley then I was waiting  
18 for the red light and then people got impatient and then  
19 they just hit my car. So I'd like to know what you're going  
20 to do about it because -- I can't see how we can handle  
21 more density right there in that one little pocket, little  
22 tiny place over there, can't handle it. That's what I have  
23 to say right now, thank you.

24       MYRA HERRMANN: Thank you, is there anybody else who'd  
25 like to speak right now?

26       VICKI MADRID: Hello, my name is Vicki Madrid. I live  
27 at 1538C Apache Drive in Chula Vista, I was -- served as a  
28 planning commissioner for Chula Vista for four years and I  
29 served as the chair for the Chula Vista Housing Commission  
30 for eight years. My interest in this plan is that I grew up

1 on Akins Avenue in Encanto and my mother currently lives  
2 there, she's on the property since 1961.

3 I've seen a few of the maps online, and there is some  
4 conflict, I'm not sure if it's intentional or -- there's  
5 options. But it appears that -- Akins from 69th to the end  
6 of the street to the Lemon Grove city line has got an  
7 increase in change in zoning. And I wanted to let you know  
8 that I do not support the zoning increase for the single-  
9 family residents on -- near Akins Avenue. Akins is not a  
10 main traffic corridor, if you're on Akins and you want to  
11 go to Imperial to catch a bus, you have to get around a  
12 fence, and a ditch that runs the entire length of Akins  
13 Avenue with just a few crossings. -- The main traffic  
14 corridor is Imperial Avenue, increasing zoning there,  
15 mixed-use development would give a Village Town Center  
16 feel.

17 The Trolley Stations are a mile away in both  
18 directions from 69th St. Changing the zoning on Akins would  
19 not improve use of the trolley because it's inconvenient,  
20 it's too far to walk to, you have to drive to the trolley.  
21 Now, mind you, we see the trolley go by, everyday we see  
22 the trolley go by. But my mom also sees the plane go by, it  
23 doesn't make it any easier for her to get on a plane or any  
24 easier to get on a trolley, it just happens to be going by  
25 there. I believed the proposed zoning changes on Akins  
26 would negatively impact Akins -- Encanto, I mean, by  
27 increasing density of people, many of whom are not going to  
28 be owners and who won't have a vested interest in the  
29 community. I think it will increase crime and it will  
30 increase traffic, people are going to have to have cars. It

1 is not close to freeways, even though there's a trolley  
2 there and a bus, unless you're going downtown it's going to  
3 be very inconvenient if you have a job in Kearny Mesa, any  
4 of the districts where most of the employment is, it's not  
5 convenient to use the bus or trolley from Encanto. In fact  
6 Encanto probably is the furthest away from freeways of most  
7 communities in San Diego County.

8       And -- I also have intentions of touching on that  
9 intersection; Encanto could use a new design for entering  
10 and exiting the neighborhood along Akins Avenue. The  
11 intersection of 69th St, it's inadequate. A new design  
12 could move the new entrance and exit to a safer four-way  
13 intersection away from -- I counted five streets but I  
14 wasn't counting Akins, because if you count Akins and then  
15 you count the trolley, you're right. And then what happens  
16 is that if you're trying to go across on Akins, people are  
17 waiting to go out onto Imperial, you block the traffic so  
18 then people have to go around hitting head on to then get  
19 around the traffic the other way. It's a very unsafe  
20 situation and intersection. Thank you.

21       APRIL FLAKE: Hey, my name is April Flake and I live  
22 also at 69th at 919 and I wanted to just support everything  
23 that these two ladies have said but also say that I think  
24 range plan might be to open 69th and even if they did that  
25 it would still only contribute to the traffic. And if there  
26 was a traffic study done, I don't know if there was or not  
27 because they redo it because it's awful at that  
28 intersection. And then I wanted to ask, I know before they  
29 weren't going to make it come so far down if maybe they  
30 could take it back a little bit because that is really

1 dense already. And -- when you say light industrial could  
2 you please take into account the air that it not be like  
3 auto and paint thinners and stuff like that. Thank you.

4 MYRA HERRMANN: Is there anybody else? -- Okay come on  
5 up. I mean just feel free when somebody's done to just come  
6 on, walk up, you don't have to wait for me to ask you, it's  
7 okay.

8 KEN MALBROUGH: Good evening, my name's Ken Malbrough.  
9 I live in -- the community of O'Farrell or South Encanto. I  
10 also chair the Encanto Planning Group. And it's good to see  
11 everyone here showing up, hopefully you can come to some of  
12 our meetings and discuss that during the plan update as  
13 well. It's my understanding we're here to talk about CEQA  
14 environmental issues and what have you, though I understand  
15 and respect the traffic issues, and I'll try to speak to  
16 that, but it looks like to me you have about 12 issues on  
17 your document. I just have bullet points so it will be real  
18 quick, but you want input and I'll give it to you.

19 Land Use -- and this is regarding to environmental  
20 issues as what you are asking for -- I don't believe that  
21 there's any environmental issues that's going to impact  
22 species that we're doing on this -- in this -- and actually  
23 I believe that some of the land use changes will improve  
24 that because we have worked around and scoped around some  
25 of the areas that are -- I forget what we call that where  
26 we won't build on it so we are respecting that and I think  
27 that's a great idea.

28 Transportation -- I agree, transportation is going to  
29 pick up, however, it's up now and there are streaming

1 reasons why it's up because one we don't have jobs in this  
2 area so most people have to commute outside so you have  
3 busy transportation in the morning and busy transportation  
4 on the way back but the third reason is we do not have  
5 services where you can only drive one time and do multiple  
6 things. People in Encanto have to go -- if you want food,  
7 you drive somewhere else; if you want hardware, you drive  
8 somewhere else; if you want entertainment, you drive  
9 somewhere else; so we do have a transportation problem and  
10 I'm hoping that if anything this plan will improve that if  
11 you get development where you have multiple places we can  
12 go only at one time and drive.

13 Air Quality -- I don't believe that there's any  
14 problems with that, there will be when we have  
15 construction, if we do have construction and development  
16 there will be some minor air quality problems, with that  
17 energy. Doing construction I think is more than just  
18 normal, like any other construction.

19 Geological conditions -- I think we've identified that  
20 in one of our elements where -- we do know where that's at  
21 and I don't believe there's any planned development around  
22 that.

23 Greenhouses -- I know we've identified, especially in  
24 our Urban Design Element where are newer buildings that  
25 we're going to have will be LED -- LEED construction type  
26 looking at ways to make sure the building is warmed up by  
27 not just using gas or electricity by natural environments  
28 and so those things are kind of covered.



1 Health and Safety -- I think we're one of the first  
2 planning groups that in our plan element we actually have a  
3 health and safety portion in it. No other one has that and  
4 it does address some of those issues. -- Not sure how  
5 that's going to work because it's brand new.

6 Historical -- we do have a historical element that  
7 identifies all those historical sites as well as our urban  
8 design which identifies some of those big targets. As you  
9 know the 45 year rule that is in place that goes out, all  
10 citizens can see that and see if there's an issue with that  
11 so I think that area is handled.

12 Hydrology and Water Control -- this is pretty much  
13 address in our Public Safety Element. There's tons, there's  
14 millions of dollars of work that we're going to be doing  
15 around Chollas Creek. We have to do that, any type of  
16 development that's around there we're going to have to do  
17 that, so I believe that that will be addressed. I think  
18 Jacob's just got a 5 million dollar grant from CBBG money  
19 to do some creek work.

20 Public Service Facilities -- this is an area where I  
21 may have some concerns, I'm concerned about parks, I  
22 believe that the plan does identify that but of course  
23 parks are very expensive. But the key is when we get  
24 development there is a funding element in that called DIF  
25 (development impact fees) so that we can get some of those  
26 things. I believe we will get fire stations, we will get  
27 some of those facilities as we grow, if we do so. One thing  
28 that I am concerned is this area here, we do have a lot of  
29 poor, we don't have -- not everybody has vehicles, and one  
30 thing that is missing I have suggested we do things like

1 shelter in place like any other large public facility that  
2 can handle people if we have a major emergency. This area -  
3 - I was a firefighter for 31 years and I've been to New  
4 York, I've been to New Orleans and I know that any major  
5 city in this country is just one step from being third --  
6 third world country if we have a major disaster. We have to  
7 come up with a way -- to find shelter for those who live in  
8 our area in case of emergency because not everybody can  
9 leave. So Park and Recs, any other large City facilities, I  
10 like to see that entered into our community plan that there  
11 is an emergency back up generator, an area to store potable  
12 water, food, tents - or not tents but cots and what have  
13 you.

14 Visual Effects -- I think this is the last, number 12,  
15 and I'll be out of your way. I think there will be a lot of  
16 discussions because there's a lot of different thoughts on  
17 the culture and the character of this community, that might  
18 be an area that we want to look at because everybody has an  
19 opinion on that but we're going to have to come up with  
20 some kind of ownership on this so that we can adopt that  
21 but I believe what I have seen in Urban Design Element, it  
22 tries to address that, the only thing I can think of at  
23 some point in time might like to see an architectural  
24 review process in that when we're doing that. All in all, I  
25 think we have a great opportunity, I know it's not perfect,  
26 it's never going to make everybody happy, but we have an  
27 opportunity to take advantage of the three major transit  
28 corridors in our community, which is 47th St., Euclid and  
29 Market and 62nd and Imperial. And I get what you're saying  
30 about Akins, I believe Imperial in that area should be in  
31 the area. I think you shouldn't have to drive all the way

1 to Euclid or Market or Lemon Grove to get your things that  
2 you need, you should be able to just go down on 62nd and  
3 Imperial and get those. But how do we address those issues?  
4 But I think what the plan says right now is better than  
5 what we have right now. Thank you.

6 JULIA LEBLANC: I live at 6976 Akins Avenue, I been  
7 there since 1984.

8 Some of the things you need to take into consideration  
9 is -- dust. The trolley -- since the trolley's been really  
10 running, you have to dust at our house every day. That's  
11 how bad it is. There should be some consideration for some  
12 sort of shield like I see in some of those communities like  
13 off of 54th, there's something to kind of stop whatever  
14 from going on. But we have to dust daily.

15 The ditch -- when you're talking about expanding, we  
16 are only on one side of the street, there's not enough room  
17 to park on both sides. As a matter of fact, our whole  
18 Akins, our whole block is red curb on the outside, you  
19 can't even park there. So we need to consider when you talk  
20 about density, what are you going to do with more cars when  
21 you only can park on one side of the street. -

22 The gentleman addressed the issues -- problems -- with  
23 our emergency. When that thing happened with us with the  
24 electricity going out, you know -- you know how I found  
25 out? I called my daughter in New York. That's how I found  
26 out what was going out in San Diego. That's bad. And I  
27 realize that we -- after the lights went out we sat out  
28 front and people were walking along the trolley tracks. Two  
29 or three and then everybody. We didn't know what went on.

1 So there needs to be some things implemented, and whatever  
2 you do to be better able to inform people of what's going  
3 on in the neighborhood.

4 Akins Avenue is a nice place as it is. I don't see  
5 where we can accommodate added density as I say with  
6 parking, with dust. -- We have skateboards we let the kids  
7 skate in the ditch, they're not supposed to be there, as  
8 long as they don't climb on the fence or whatever, we try  
9 to control that. We will always be -- supportive, because  
10 they're children, our kids are teenagers, as long as they  
11 don't leave trash or whatever, but I remind them that it's  
12 a new ditch, new fence that we just put there and we want  
13 to keep it nice and new so they respect.

14 But there's some things that when you only have houses  
15 on one side, you can only park on one side, how are you  
16 accommodate two or three story houses with six or whatever  
17 on the block. I don't think our block would be good for  
18 that. And then people use it as a thoroughfare for downtown  
19 because Akins -- goes into Market. People come down Akins  
20 and go straight on downtown off of our street, so that's  
21 used as an alternative in a lot of cases when people don't  
22 want to deal with Imperial and the lights. So I really  
23 think we need to have some input as to what goes on and I  
24 really hope you will consider some of our views as to what  
25 happens here. Thank you.

26 MYRA HERRMANN: Is there anybody else who'd like to  
27 speak on the record? -- For those people who might have  
28 stepped in late, if you could please sign in on the sign in  
29 sheet. And just so you know there are comment forms in the  
30 back. If you don't feel like putting your comments -- you

1 don't want to speak, you don't like to speak in public, you  
2 don't want to put your comments on the verbal/oral record.  
3 You can handwrite your comments on that sheet, put them in  
4 the box, or you could mail them to me later. Are there any  
5 other people who'd like to speak at this time?

6 A SPEAKER: Can't you also do it online? I remember  
7 reading that.

8 MYRA HERRMANN: Yes you can, yes. There's -- my email,  
9 the email address is on the board up there so your comments  
10 can be emailed. That's a general email box, it will get to  
11 me because that's checked every single day. So for the  
12 Notice of Preparation period you have until the 27th,  
13 that's what this -- is part of the scoping meeting, so. --

14 A SPEAKER: Question. I have on my fence that adjoins  
15 my neighbor, there's a little orange piece of ribbon with  
16 orange writing on the street and all along Akins Avenue we  
17 have numbers in front of our houses. What are those things?

18 MYRA HERRMANN: I'm not really sure but since your  
19 comment is on -- I mean, we'll look into that, I'm not  
20 really sure what that is.

21 A SPEAKER: It might have something to do with  
22 (unintelligible) water upgrades -- water lines --

23 MYRA HERRMANN: Is it spray painted?

24 A SPEAKER: It's -- Yes. But that's orange. But the  
25 numbers along the street are white. There's numbers in  
26 front of each house.

27 A SPEAKER: Yes. Marking water lines (unintelligible).

1 MYRA HERRMANN: Yeah. I'm not sure.

2 A SPEAKER: So what's the orange? I'm the only one with  
3 that? Am I different?

4 A SPEAKER: (unintelligible)

5 A SPEAKER: Can you find out for me?

6 A SPEAKER: (unintelligible)

7 A SPEAKER: Thank you.

8 MYRA HERRMANN: We have a council rep here so we'll  
9 look into that. -- Just a moment because we're not, I mean,  
10 if there's something that's specific to the environmental  
11 analysis, you can come back up and put those comments on  
12 the record. I'd prefer that rather than people asking  
13 questions because we're not really supposed to have a  
14 question and answer period, I want to give everybody an  
15 opportunity to be able to put their comments on the record,  
16 so. --

17 A SPEAKER: Is that recorded, is that how you got that.

18 MYRA HERRMANN: Yes, it is being recorded, and we're  
19 going to do our best to interpret what you said if we miss  
20 little parts. -- But if there's anybody else who wants to  
21 speak on the record I'll go ahead and let you come up. I'll  
22 -- we'll just take a few minutes.

23 Would anybody else like to speak --

24 A SPEAKER: I had one quick question--

25 MYRA HERRMANN: --on the record?

1       A SPEAKER: -- What was the date, the due date of the  
2 comments?

3       MYRA HERRMANN: I'm going to tell you that right now, I  
4 just want to make sure that everybody has an opportunity to  
5 speak because if nobody else is ready -- wants to speak,  
6 then I'm going to go ahead and close this meeting and then  
7 you're free to mingle with -- we have staff here, we have  
8 the consultant here, I just want to make sure that everyone  
9 gets their items or issues on the record. Nobody else? --  
10 Okay, I just want to make sure everybody has their  
11 opportunity.

12       A SPEAKER: (unintelligible)

13       MYRA HERRMANN: No, I'm environmental staff.

14       A SPEAKER: Where are all the other staff?

15       MYRA HERRMANN: We have Karen Bucey, who is the planner  
16 -- for the community planning. We have our environmental  
17 consultant, and then we have an intern that works with  
18 Karen. And Fabian, Translator.

19       A SPEAKER: (unintelligible)

20       A SPEAKER: Okay (unintelligible)

21       A SPEAKER: And of course Mr. Jimmy Slack chief of  
22 staff to councilmember Poll. So he's not here as a staff  
23 person in this (unintelligible) but as a community member  
24 (unintelligible).

25       A SPEAKER: Yes.

1 MYRA HERRMANN: Did you want to put some comments on  
2 the record? You'd have to come up here, though.

3 A SPEAKER: I understand, I kind of changed my mind  
4 because it's not -- (unintelligible) environment.

5 MYRA HERRMANN: Okay that's all right, if it's  
6 something that's another city issue related to the  
7 community you can always talk to Karen afterwards as well.  
8 -- Okay. With that, and since there's nobody who wants to  
9 speak on the record, I'm going to go ahead and close the  
10 public portion of the meeting. It is about -- a little  
11 after 6:00.

12 This closes the public environmental scoping meeting  
13 for the Southeastern San Diego and Encanto Community Plan  
14 Update Project. Your input will be transcribed, considered  
15 by City staff for use in the scope of the EIR, and included  
16 as part of the official record for the document. Speakers  
17 and commenter's will also be placed on the notification  
18 list for further environmental review actions related to  
19 this project. So if you spoke, but you're not sure if you  
20 put your address into the record, please make sure that  
21 your address or your email address are on that list on the  
22 back and then we'll use that to send out the notices. --  
23 And so you'll be placed on that list for further  
24 environmental review actions related to the project as well  
25 as for any future hearings.

26 I would also like to remind everyone that this is just  
27 the start of the environmental review process and  
28 opportunities for public input. There will be other  
29 opportunities to provide comment on the project, such as



1 during public review of the draft environmental document  
2 and then any public hearings or public workshops.

3 Thank you for taking the time to participate in the  
4 meeting and have a great evening! And as I stated before,  
5 we'll keep the contact information up on the wall here for  
6 a little while, and feel free to mingle and talk with the  
7 staff. Thank you.

8 (Meeting concluded)