



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 6, 2009

NOTICE OF PREPARATION (NOP) OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT AND  
SCOPING MEETING NOTICE

JO: 296660

The CITY OF SAN DIEGO will be the Lead Agency and will prepare a Program Environmental Impact Report (EIR) for the San Diego River Park Master Plan, as described below.

Written comments on the scope and content of the draft EIR must be received by the Entitlements Division at the address listed below no later than 30 days after receipt of this notice. Please send your written comments to the following address: **Myra Herrmann, Senior 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 Number and Name in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>), and distributed on April 6, 2009. In addition, in accordance with CEQA Section 21083.9 the City will hold an EIR Scoping Meeting at 5:00 p.m. on Monday, April 20, 2009 to gather comments relating to the proposed San Diego River Park Master Plan scope. The meeting will be held at the Mission Valley Branch Library, located at 2123 Fenton Parkway, San Diego, CA 92108-4739.

**General Project Information:**

- Project No. 121886, SCH No. PENDING
- Community Plan Areas: MISSION BAY, OCEAN BEACH, MISSION BEACH, MIDWAY PACIFIC HIGHWAY, LINDA VISTA, MISSION VALLEY, NAVAJO, TIERRASANTA, AND EAST ELLIOT
- Council Districts: 2, 6, 7
- Applicant: CITY OF SAN DIEGO, CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT, PARK PLANNING DIVISION

**Subject:** SAN DIEGO RIVER PARK MASTER PLAN. CITY COUNCIL APPROVAL (Process 5) of the San Diego River Park Master Plan (Master Plan) and associated Development Standards. The Project would require General Plan Amendment and Community Plan Amendments for Mission Valley, Navajo, Tierrasanta, and East Elliot; Amendments to the Municipal Code – Mission Valley Planned District, Community Plan Implementation Overlay Zone, Mission Trails Design District.

Figure 1 shows the community plan areas within the proposed River Park Master Plan area.



## THE CITY OF SAN DIEGO

The Draft Master Plan contains four major sections: Principles, Recommendations, Design Guidelines and Implementation. The Principles are the overarching goals and the Recommendations describe specific strategies for achieving the intent of the Principles. The Recommendations are further divided into the six reaches of the river that have unique characteristics and opportunities; Estuary; Lower Valley; Upper Valley; Gorge; and Plateau. The Design Guidelines provide guidance on the implementation of the specific elements within the two areas of the Master Plan; the River Corridor and River Influence. The River Corridor consists of the river channel including the floodway as well as development buffers intended to protect the water quality, hydrology and biological resources habitat adjacent to the River. Specifically, the River Corridor would include the existing 100-year floodway (as mapped by FEMA) plus 35 feet on either side of the floodway a minimum of 135 feet on both sides of the San Diego River as measured from the high water line. Uses allowed in the River Corridor would be limited to passive recreation facilities identified in the Master Plan. The River Influence is the first 200' from the River Corridor on both sides of the San Diego River. Properties excluded from this are Mission Trails Regional Park and properties within previously-approved Specific Plan(s). The Development Standards for the River Corridor and River Influence areas address site planning, architecture, and landscape architecture features. The Implementation section describes the method for implementing the Master Plan.

### **Amendment to the General Plan**

A General Plan Amendment is proposed to add the San Diego River Park as an official resource-based park in the Open Space Lands and Resource-Based Parks section of the General Plan Recreation Element.

### **Amendments to the Community Plans**

Community Plan Amendments are proposed for Mission Valley, Navajo, Tierrasanta, and East Elliot. Within the Mission Valley Community Plan the Master Plan will be identified as the policy document for development within and adjacent to the River. The San Diego River element of the community plan will be amended to reflect the principles of the Master Plan. The Open Space Element of the Mission Valley Community Plan will also be amended to add the San Diego River Park as a resource-based park.



## THE CITY OF SAN DIEGO

The Navajo Community Plan will be amended to identify the Master Plan as the policy document for development within and adjacent to the San Diego River. Changes to existing policies and supplemental development regulations will be amended to reflect the principles of the Master Plan. The community plan will also be amended to include a new San Diego River Park CPIOZ Type B within the existing Navajo CPIOZ that will establish supplemental Development Standards that will implement the principles of the Master Plan. The Open Space Element of the Navajo Community Plan will also be amended to add the San Diego River Park as a resource-based park.

CPIOZ Type B within the Navajo Community Planning area will cover private and public projects proposed for the River Corridor and River Influence areas. The CPIOZ Type B requires a discretionary review of proposed development.

Within the Tierrasanta and East Elliot Community Plans the Master Plan will be identified as the policy document for development within and adjacent to the River. Existing policy language related to the San Diego River will be amended to reflect the Master Plan. The plan amendments will also reference the Mission Trails Design District Overlay Zone as the implementing tool of the Master Plan. In addition the Community Plans will be amended to add the San Diego River Park as a resource-based park within the Open Space section of the Plans.

Community Plan Amendments for Ocean Beach, Mission Beach, Midway Pacific and Linda Vista will be made in the future during the Community Plan update process for these communities including amendments to the certified Local Coastal Programs, where applicable. The San Diego River Park will be added to the Open Space Element of each plan as a resource based park and will identify the Master Plan as the policy document for development within and adjacent to the River.

### **Amendments to the City of San Diego Municipal Code - Mission Valley Planned District**

Amendments to Chapter 15 of the City of San Diego Municipal Code; Mission Valley Planned District Ordinance (Mission Valley PDO) is required to revise the current language that is in conflict with the goals of the Master Plan and add new implementation language. The Permit Application, Review and Issuance section of the Mission Valley PDO will be amended to require all proposed exterior private and public projects within the River Corridor or River Influence area to be a discretionary Mission Valley Development Permit. The San Diego River Sub district will be amended to provide the River Corridor and River Influence boundaries and development standards.



THE CITY OF SAN DIEGO

**Amendments to the City of San Diego Municipal Code - Community Plan Implementation Overlay Zone**

Chapter 13 of the Municipal Code, Community Plan Implementation Overlay Zone, will be amended to provide a new map of Navajo showing the boundaries of the San Diego River Park CPIOZ Type B.

**Amendments to the City of San Diego Municipal Code – Overlay Zones for the Mission Trails Design District**

Chapter 13 of the Municipal Code, Overlay Zones for the Mission Trails Design District will be amended to revise the current language that is in conflict with the goals of the Master Plan, add new implementation language, and to require a discretionary permit for all proposed exterior private and public projects within the River Corridor or River Influence area. The Mission Trails Design District Manual will also be amended to revise current language that is in conflict with the goals of the Master Plan and add new implementation language. In addition the Master Plan will be identified as the Policy Document for all development within and adjacent to the River.

**Recommended Finding:** The recommended finding that the project may have a significant effect on the environment is based on an Initial Study which identified potential significant environmental impacts in the following areas: **Land Use, Biological Resources, Transportation/Circulation, Noise, Historical Resources, Aesthetic/Visual Resources/Community Character, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, Human Health/Public Safety, Climate Change and Energy, and Public Utilities.**

**Availability in Alternative Format:** To request this Notice, the Scoping Letter, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

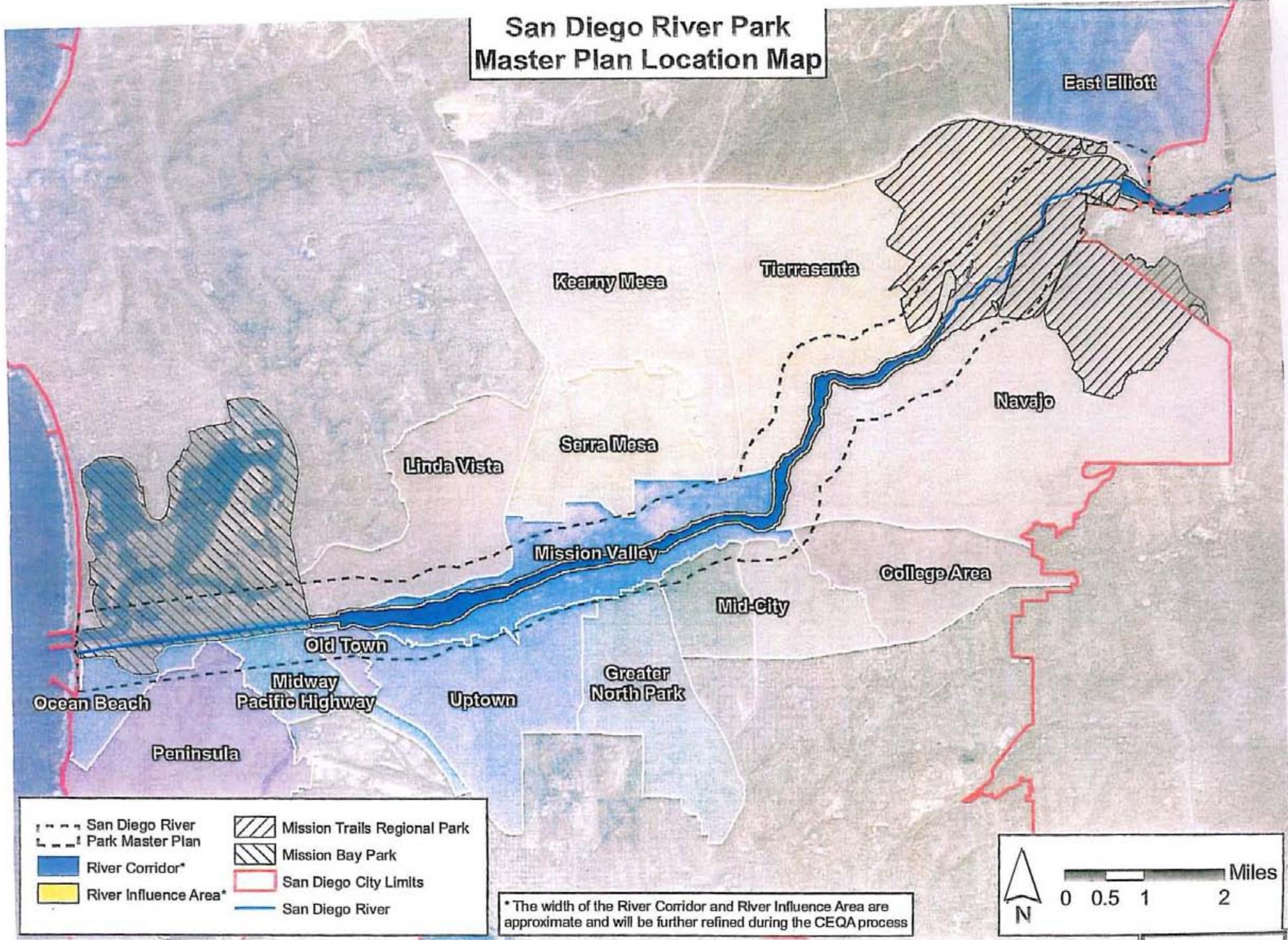
**Additional Information:** For environmental review information, contact Myra Herrmann at (619) 446-5372. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Robin Shifflet at (619) 533-4524. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>), and distributed on April 6, 2009.

Attachments: **FIGURE 1: PROJECT LOCATION MAP**  
**SCOPING LETTER**

Distribution: **SEE ATTACHED**

Cecilia Gallardo, AICP  
Assistant Deputy Director  
Development Services Department

# San Diego River Park Master Plan Location Map



San Diego River Park Master Plan Project No. 121886  
 City of San Diego – Development Services Department

FIGURE  
 No. 1

NOTICE OF PREPARATION PUBLIC REVIEW DISTRIBUTION:

U.S. Government

- Environmental Planning Division Naval Facilities (12)
- Army Corps of Engineers (16 & 26)
- Environmental Protection Agency (19)
- U.S. Fish & Wildlife Service (23)
- Department of Agriculture - Natural Resources Conservation Services (25)
- Ms. Sheila Donovan, Naval Facilities Engineering Command, Southwest Division (8A)

State of California

- State Clearinghouse (46A)
- Department of Fish & Game (32)
- Regional Water Quality Control, Region 9 (44)
- Caltrans Planning, District 11 (31)
- Resources Agency (43)
- Native American Heritage Commission (56)
- Department of Parks & Recreation (40)
- Office of Historic Preservation (41)
- California Air Resources Board (49)
- Integrated Waste Management Board (35)
- CAL EPA (37A)
- Office of Planning and Research (57)
- Highway Patrol (58)
- California Energy Commission – Eileen Allen (59)

County of San Diego

- Agriculture Department (64)
- Air Pollution Control District (65)
- Water Authority (73)
- Hazardous Materials Management Division (75)
- Land & Water Division (76)
- Planning and Land Use (68)
- Parks & Recreation Department (69)
- Department of Public Works (70)
- Department of Environmental Health – Land and Water Division (76)

City of San Diego

- Mayor's Office (91)
- Councilmember Lightner, District 1
- Councilmember Faulconer, District 2
- Councilmember Gloria, District 3
- Councilmember Young, District 4
- Councilmember DeMaio, District 5
- Council President Frye, District 6
- Councilmember Emerald, District 7
- Council President Hueso, District 8
- Development Services Department
  - Myra Herrmann (MS 501)
  - Vena Lewis (MS 301)
  - Gary Geiler (MS 501)
  - Martha Blake (MS 501)

Development Services Department (Continued)  
Allison Sherwood (MS 501)  
Anne Jarque (MS 501)

City Planning and Community Investment Department  
Robin Shifflet (MS 5A)  
Bennur Koksuz (MS 5A)  
Deborah Sharpe (MS 5A)  
Brian Schoenfisch (MS 4A)  
Cathy Winterrowd (MS 5A)  
Jeff Harkness (MS 5A)  
Jeanne Krosch (MS 5A)  
Charlene Gabriel - Facilities Financing (445A)  
Dan Monroe (MS 4A)

Engineering and Capital Projects Department  
Kerry Santoro (MS 908A)  
Mark Koll (MS 908A)

Stormwater Department  
Drew Kleis (MS 1900)  
Daniel Lottermoser (MS 44)

Water Department  
Nicole McGinnis (Ms 906)

Office of the City Attorney - Shannon Thomas (MS 59)

Fire and Life Safety (79)  
Steve Fontana - ESD (80)

Library Department – Gov't Documents (81)  
Linda Vista Branch Library (81M)  
Mission Valley Branch Library (81R)  
Ocean Beach Branch Library (81V)  
San Carlos Branch Library (81DD)  
Serra Mesa Branch Library (81GG)  
Tierrasanta Branch Library (81II)

Park & Recreation Board (83)  
Police Research & Analysis (84)  
Real Estate Assets Department (85)  
Engineering & Capitol Projects Department (86)  
Water Department (86A)  
Historical Resources Board (87)  
Park and Recreation – Open Space Division (89)  
Chris Zirkle (MS 804A)  
Rick Thompson (MS 804A)

General Services Department (92)  
Environmental Services Department - Lisa Wood (93A)  
Metropolitan Wastewater Department (86B)  
Ann Sasaki (MS 901)

Transportation Department – Larry Van Wey (MS 609)  
Government Relations – Andrew Poat (MS 51M)  
Wetland Advisory Board (91A/MS 908A)  
Community Forestry Advisory Board (90) .

Other Individuals or Groups

- City of Santee (104)
- SANDAG (108)
- San Diego Transit (112)
- San Diego Gas & Electric (114)
- MTDB (115)
- San Diego Unified School District (125)
- San Diego City Schools (132)
- San Diego Community College District (133)
- The Beach and Bay Beacon News (137)
- Union-Tribune City Desk (140)
- San Diego Chamber of Commerce (157)
- Building Industry Federation (158)
- CONVIS (159)
- Back Country against Dumps (162)
- San Diego River Park Foundation (163)
- Sierra Club, San Diego Chapter (165/165A)
- San Diego Natural History Museum (166)
- San Diego Audubon Society (167)
- Mr. Jim Peugh (167A)
- San Diego River Conservancy (168)
- Environmental Health Coalition (169)
- California Native Plant Society (170)
- San Diego Baykeeper (173)
- Ellen Bauder (175)
- Center for Biological Diversity (176)
- Citizen's Coordinate for Century III (179)
- EC Allison Research Center (181)
- Endangered Habitats League (182)
- League of Women Voters (192)
- Community Planners Committee (194)
- Community Planners Council (198)
- Carmen Lucas (206)
- Dr. Jerry Schaefer (209)
- South Coastal Information Center (210)
- San Diego Historical Society (211)
- San Diego Archaeological Center (212)
- Save Our Heritage Organisation (214)
- Ron Christman (215)
- Louie Guassac (215A)
- Clint Linton (215B)
- San Diego County Archaeological Society (218)
- Kumeyaay Cultural Repatriation Committee (225)
- Native American Distribution - Public Notice Only (225A-R)
  - Barona Group of Capitan Grande Band of Mission Indians
  - Campo Band of Mission Indians
  - Cuyapaipe Band of Mission Indians
  - Inaja and Cosmit Band of Mission Indians
  - Jamul Band of Mission Indians
  - La Posta Band of Mission Indians
  - Manzanita Band of Mission Indians
  - Sycuan Band of Mission Indians

Viejas Group of Capitan Grande Band of Mission Indians  
Mesa Grande Band of Mission Indians  
San Pasqual Band of Mission Indians  
Santa Ysabel Band of Diegueño Indians  
La Jolla Band of Mission Indians  
Pala Band of Mission Indians  
Pauma Band of Mission Indians  
Pechanga Band of Mission Indians  
Rincon Band of Luiseno Mission Indians  
Los Coyotes Band of Mission Indians  
Kumeyaay Cultural Heritage Preservation  
North Bay Community Planning Group (307)  
Mission Bay Park Committee (318A)  
Gabriel Solmer – San Diego Baykeeper (319)  
Save Everyone's Access (321)  
Mission Bay Lessees (323)  
Mission Beach Precise Planning Board (325)  
Mission Beach Town Council (326)  
Mission Valley Center Assn. (328)  
Mission Valley Community Council (328A)  
Friends of Mission Valley Preserve (330B)  
Mission Valley Planning Group (331)  
Mr. Gene Kemp – General Manager Fashion Valley Mall (332)  
Ms. Lynne Mulholland (333)  
River Valley Preservation Project (334)  
Friends of Adobe Falls (335)  
Navajo Community Planners, Inc. (336)  
Navajo Community Service Center (337)  
San Carlos Area Council (338)  
Mission Trails Regional Park Foundation (341)  
Ocean Beach Planning Board (367)  
Ocean Beach Town Council, Inc. (367A)  
Ocean Beach Main Street Assn (367B)  
Old Town Community Planning Committee (368)  
Old Town Chamber of Commerce (369)  
Presidio Park Council (370)  
Tierrasanta Community Council (462/464)  
Murphy Canyon Community Council (463)  
East Elliot Planning Advisory Committee (466)  
Arnold Veldkamp, J.J.B. Land Company, L.P.  
Bruce McIntyre, Helix Environmental  
Andrea Bitterling, Helix Environmental  
Lee Sherwood, RECON  
James Harry, ICF Jones & Stokes (Project Consultant)  
Todd Mead, Civitas (Project Consultant)  
Philip Erdelsky  
Brittany Ruggles  
John Pilch  
Jay Wilson  
Scott Dion  
Bud Schumacher

Other Individuals or Groups (Continued)

Dorothy Leonard  
Stacy Hudson  
Doug Wescott  
Ted Griswold  
Betty Torre  
Monica Fuentes  
Hank Hoxie  
Marla Bell  
Jon Major  
Jessica Audino  
George Murphy  
Karen Ruggles  
Nancy Taylor  
R.F. Cater  
Rob Hutsel  
Judy Swink  
Dirk Stahl  
Alan Hunter  
George Paige  
Michael LaBarre  
Lee Campbell  
Michelle Hmig  
Rita Bartel  
Donna Rudick  
Tom Kearney  
Michael Stonehouse  
Alina Aguilar  
David Ruyle  
Mary Frederickson  
Allen Jones  
Marco Sessa  
Pat Grant  
Mike Mellon  
Dennis Shelly  
Roger Utt  
Robert Osmer  
Dale Peterson  
Don Ayles  
Peggy MacArthur