

Mission Valley Community Plan Update

Final Program Environmental Impact Report

Errata

Project No. 518009
SCH No. 2017071066
August 16, 2019

The Mission Valley Community Plan Update Final Program Environmental Impact Report (Final PEIR) dated May 31, 2019, includes changes that were made to the document since the public review Draft PEIR dated February 6, 2019. These changes are shown in ~~strikeout~~/underline format. Subsequent to distribution of the Final PEIR, additional edits were made to correct factual inaccuracies or typographical errors, or to provide clarifying information in the Final PEIR that are described in these errata, as indicated below in ~~strikeout~~/underline format.

In accordance with California Environmental Quality Act (CEQA) Section 15088.5, the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is identification of new significant environmental impacts or with the addition of a new mitigation measure required to avoid a significant environmental impact. These corrections do not result in any new physical effects and do not affect the conclusions of the environmental analysis contained within the Final PEIR. Therefore, in accordance with CEQA Section 15088.5, recirculation of the Final PEIR is not required.

Corrections:

1. The certification page is revised as follows:

Development in Mission Valley will be guided and regulated through the proposed CPU, the City of San Diego Municipal Code (SDMC), the General Plan, and applicable Specific Plans. Specific development standards for development within the San Diego River Park, ~~and the Hillside Review areas, and the Stadium site~~ in the CPU area are also proposed to be codified in Chapter 13, Article 2, Division 14 of the SDMC as a Community Plan Implementation Overlay Zone (CPIOZ) as part of the proposed CPU. These standards for the San Diego River Park and the Hillside Review areas currently

exist as Chapter 15 Article 14 of the SDMC, Mission Valley Planned District, and would become CPIOZ standards upon adoption of the proposed CPU.

2. Response B4-3 in the Response to Comments is revised as follows:

Future projects implemented within one of the ~~two~~three CPIOZ areas within the CPU area would be required to comply with additional regulations to ensure consistency with local plans and policies. Regarding potential impacts associated with river crossings, refer to response to comment B3-10.

3. Response C1-1 in the Response to Comments is revised as follows:

The commenter's opposition to the Via Las Cumbres extension, referred to as Riverwalk "Street J" in the proposed CPU is noted. The proposed CPU includes Community Plan Implementation Overlay Zones (CPIOZ) to provide supplemental development regulations that are tailored to specific sites within the CPU. The proposed CPU includes ~~two~~three CPIOZs for portions of the CPU area: the Hillside Conservation, Design, and Height Limitation Subdistrict CPIOZ, ~~and the San Diego River Subdistrict CPIOZ, and the Specific Plan CPIOZ.~~ The San Diego River CPIOZ would include the River Corridor Area and the River Influence Area and is intended to implement the San Diego River Park Master Plan. The development regulations would apply to future development, including proposed road improvements, within the San Diego River Subdistrict CPIOZ areas. Additionally, any new development that would impact environmentally sensitive lands would require future discretionary review, and the site-specific impacts of such development would be further analyzed at that time.

4. Table ES-1, Summary of Significant Impacts, Impact 4.14-2 on page ES-30 is revised as follows:

Future development projects would be undertaken in accordance with the General Plan, which provides direction on urban design in accordance with a community vision, and the SDMC, which provides development standards by zone. As an amendment to the General Plan, the proposed CPU maintains existing policies and regulations related to bulk, scale, materials, and style. As part of the proposed CPU implementation, the SDMC will be amended to add CPIOZ regulations from the existing Mission Valley Planned District Ordinance (PDO), and to add the Specific Plan Subdistrict CPIOZ to provide consistent development standards. Compliance with the General Plan policies and SDMC regulations, and implementation of proposed CPU policies would ensure new development would be consistent with or enhance the existing neighborhood character. Impacts related to substantial alterations to the existing or planned character of the area would be less than significant. No mitigation is required.

5. The sixth paragraph on page 2-6 is revised as follows:

The CPU area is home to one historic building listed in the National Register of Historic Places, the California Register of Historical Resources (California Historical Landmark No. 242), and the San Diego Historic Resources Register, the Mission San Diego de Alcala, located at 10818 San Diego Mission Road.

6. The second paragraph on page 3-1 is revised as follows:

Development in Mission Valley will be guided and regulated through the proposed CPU, the City of San Diego Municipal Code (SDMC), the General Plan, and applicable Specific Plans. Specific

development standards for development within the San Diego River Park ~~and, the~~ Hillside Review areas, ~~and the Stadium site~~ in the CPU area are also proposed to be codified in Chapter 13, Article 2, Division 14 of the SDMC as a Community Plan Implementation Overlay Zone (CPIOZ) as part of the proposed CPU. These standards for the San Diego River Park and the Hillside Review areas currently exist as Chapter 15 Article 14 of the SDMC, Mission Valley Planned District, and would become CPIOZ standards upon adoption of the proposed CPU.

7. The “Policies for Development” section description on pages 3-3 and 3-4 is revised as follows:

- ~~Policies and Regulations for Development.~~ This section presents development regulations and policies to which all future private development must adhere. Included are the Hillside, Conservation, Design, and Height Limitation Subdistrict CPIOZ; the Specific Plan Subdistrict CPIOZ; the San Diego River Subdistrict CPIOZ; and General and Area Site-Specific policies. ~~The two CPIOZs Hillside, Conservation, Design, and Height Limitation Subdistrict CPIOZ and the San Diego River Subdistrict CPIOZ are taken directly from the existing SDMC Chapter 15, Article 14, Division 3 and are presented in the proposed CPU as bullet points, while the~~ The Specific Plan Subdistrict CPIOZ identifies where a valid specific plan has been adopted by ordinance or a specific plan adopted by ordinance is required for future development. General and Site-Specific policies, ~~which were written~~ are provided to ensure private development successfully implements that Plan’s vision, ~~and~~ are identified by three-letter prefixes corresponding to topic.

Throughout the proposed CPU, a narrative provides context and guidance for implementation of the Vision, while specific direction and guidance is provided through implementing actions (denoted with IA), design guidelines (DG), ~~bullet points supplemental development regulations~~ in the ~~two three~~ CPIOZs, and the policy tables.

8. Table 3.3-1: Mission Valley Land Use Designations is revised as follows:

Table 3.3-1: Mission Valley Land Use Designations

<i>Land Use Designation</i>	<i>Typical Uses</i>	<i>Proposed Zoning designations</i>	<i>Allowed Density/Intensity</i>
Residential-Low	Two- and three- story condominium and apartment buildings	RS-1-1, RS-1-3, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-3-7	Up to 44 du/ac
Residential-Medium	Condominium/apartment buildings with centralized amenities and individual or shared open space areas	RM-3-7, RM-3-8, RM-3-9	44-73 du/ac
Residential-High	Large block condominium/apartment buildings with shared amenities and open space areas	RM-3-9, RM-4-10	73-109 du/ac
Mixed Use-Medium	Resident- and employee-serving commercial uses. Residential uses in horizontal or vertical mixed-use formats.	EMX-1, RMX-1	Up to 85 du/ac
Mixed Use-High	Employment-based uses that serve residents and workers; Residential uses in horizontal or vertical mixed-use formats.	EMX-2, RMX-2	73 -140 du/ac
Public/Institutional	Public-serving uses (e.g., aquatic centers, recreation centers, stadiums, universities/ schools/classrooms, infrastructure support buildings)	AR-1-2, RS-1-1, RM-1-3, RS-1-14	Controlled by Zone
Regional Retail	Retail uses in an urban format and plazas for community gathering (e.g., malls, big box stores, car dealerships).	CO-2-2, CR-2-1	
Commercial/Office/Hotel	A variety of commercial uses that provide goods, services, and employment opportunities (e.g., lifestyle centers, main street/strip commercial, professional hub, urban office, flex office, campus office, executive hotel, leisure/resort hotel, high-rise hotel)	CC-3-5, CC-3-8, CC-3-9, CO-1-2, CO-3-3, CV-1-1, CV-1-2	
<u>Industrial</u>	<u>Industrial zones accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects</u>	<u>IL-2-1, IH-1-1</u>	

Sources: Dyett & Bhatia, 2018; City of San Diego, 2018.

9. Figure 3.3-3, Proposed Zoning, is revised as follows:

This map illustrates the urban planning and transportation infrastructure of San Diego, California. The city is divided into various zones, each color-coded to represent a specific land use type. Major highways, including I-5, I-8, I-15, and SR-163, are shown as thick grey lines. The San Diego River is depicted as a blue line. The map includes numerous street names and labels for various areas, such as Clairemont Mesa, Linda Vista, Uptown, Mid-City, and University Heights. Specific locations like Mission Bay Park and SDCU Stadium are also marked. The map is a detailed representation of the city's urban layout and planning.



10. Within Section 3.3.5, Policies for Development, the discussion of the Community Plan Implementation Overlay Zones (CPIOZs) is revised as follows:

Community Plan Implementation Overlay Zones (CPIOZs)

CPIOZs are a tool to provide supplemental development regulations that are tailored to specific sites within Community Planning Areas of the city. The proposed CPU includes ~~two~~ three CPIOZs for portions of the CPU area: the Hillside Conservation, Design, and Height Limitation Subdistrict CPIOZ; ~~and the San Diego River Subdistrict CPIOZ; and the Specific Plan Subdistrict CPIOZ.~~ Both areas All three CPIOZs are designated as CPIOZ-Type A. In the areas designated as CPIOZ-Type A, development that is consistent with the Community Plan, the base zone regulations, and the supplemental development regulations identified in each CPIOZ section can be processed ministerially in accordance with the procedures of the CPIOZ. Any development that does not comply with the Community Plan, the base zone regulations, or any of the supplemental development regulations identified in the CPIOZ section is required to obtain a discretionary permit. Standards included as CPIOZ regulations in the proposed CPU currently exist within Chapter 15, Article 14 of the SDMC, Mission Valley Planned District Ordinance. If the proposed CPU is adopted, the Mission Valley Planned District Ordinance regulations would be removed and the CPIOZ standards would go into effect.

11. Table 3.5-1, Project Components, is revised as follows:

Table 3.5-1: Project Components

Adoption of the Mission Valley Community Plan Update
Adoption of amendments to the General Plan to incorporate the Community Plan
Rezone land within the Mission Valley community consistent with the Community Plan
Amendment to the San Diego Municipal Code to amend Chapter 15, Article 14 repealing the Mission Valley Planned District Ordinance
Amendment to the San Diego Municipal Code to amend Ch 13, Article 2 related to the Community Plan Implementation Overlay Zone to add a CPIOZ type A for Mission Valley
Amendment to the Local Coastal Program through the rezone of area within the Coastal Zone

12. The third paragraph on page 4.2-26 is revised as follows:

Future site-specific environmental review and associated compliance with the ESL Regulations, the City's Biology Guidelines, and the provisions of the MSCP Subarea Plan including Section 3503 of the California Fish and Game Code are ensured through the requirement for discretionary review for future projects within ~~one-two~~ of the ~~two-three~~ designated Community Plan Implementation Overlay Zones (CPIOZ) identified within the CPU area. All sensitive habitats within the CPU area are located within ~~one of the two proposed~~ the Hillside Subdistrict CPIOZ or the San Diego River Subdistrict CPIOZ areas as show on Figure 4.42-1. The Hillside Subdistrict CPIOZ would be applied in hillside areas to respect, preserve, and/or recreate hillside areas. The San Diego River CPIOZ would include the River Corridor Area and the River Influence Area and is intended to implement the San Diego River Park Master Plan. The proposed CPU identifies a number of supplemental development regulations that would apply to future development within proposed CPIOZ areas, including a requirement that

projects shall comply with MHPA Land Use Adjacency Guidelines. The location of proposed CPIOZ areas within the CPU area is shown on Figure ~~3639~~ of the proposed Mission Valley CPU.

13. Figure 4.11-3, Existing and Planned Park and Open Space Resources, is revised as follows:

This map illustrates the Mission Valley Community Planning Area, highlighting various parks, recreational facilities, and transportation infrastructure. The map includes a legend with the following categories:

- Trolley Stops:** Indicated by a yellow 'T' icon.
- Light Rail:** Shown as a yellow dashed line.
- Freeways:** Shown as thick grey lines.
- Ramps:** Shown as thin grey lines.
- Streams/Creeks:** Shown as blue lines.
- Parks & Recreational Facilities:**
 - Existing Public Parks:** Green areas.
 - Open Space:** Light green areas.
 - Proposed Park/Open Space:** Dark green areas.
 - Proposed Public Park/Park Equivalencies:** Darker green areas.
 - Recreational Easement Opportunity:** Light blue hatched areas.
 - Private Park:** Teal areas.
 - Private Recreation Facility:** Orange areas.
 - Proposed Aquatic Center:** Blue star icon.
 - Proposed Recreation Center:** Orange star icon.
- Potential Urban Amenity:** Green star icon.
- Existing Trailhead:** Diamond icon.
- Proposed Trailhead:** Black diamond icon.
- Existing San Diego River Pathway:** Solid green line.
- Proposed San Diego River Pathway:** Dashed green line.
- Existing Trails:** Solid purple line.
- Proposed Trails:** Dashed purple line.
- Parks:** Green areas.
- Lakes/Ponds/Bays:** Light blue areas.
- Mission Valley Community Plan Boundary:** Dashed black line.
- Community Planning Areas:** Dotted black line.

The map shows the San Diego River flowing through the area, with various parks and recreational facilities scattered throughout. Key roads include I-15, I-8, I-805, and SR-163. The map also shows the locations of several schools, including Mission Valley Elementary, and the San Diego River Discovery Center.

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14. Table 4.11-2, Planned and Proposed Population-Based Park Facilities, is revised as follows:

Table 4.11-2: Planned and Proposed Population-Based Park Facilities

<i>Park Name</i>	<i>Current Acres</i>	<i>Future Acres</i>	<i>Total Acres</i>
<i>Parks</i>			
Stadium Park	–	34	34
Riverwalk Park	–	27	27
Civita Central Neighborhood Park	11.03	5.04	16.07
Sefton Field	8.05	0	8.05
Post Office Site Neighborhood Park	–	4.10	4.10
Public Utilities Site Special Activity Park	–	4.10	4.10
Hazard Center Pocket Park	–	0.63	0.63
Franklin Ridge Pocket Park	–	0.20	0.20
Parks Total	19.08	75.07	94.15
<i>Park Equivalences</i>			
Mission Bay Park, South Shores	0	34	34
San Diego River Pathway	5.37	8.53	13.9
Mission Valley Preserve Open Space Trail	–	2.07	2.07
Town and Country Park	–	3.31	3.31
Civita Central Park	–	1.85	1.85
Creekside Mini-Park	–	1.37	1.37
Phyllis Place Park	–	1.33	1.33
Union Tribune Pocket Park	–	0.81	0.81
Park Equivalencies Total	5.37	53.27	58.64

Source: City of San Diego, 2019.

15. Figure 4.13-6, Proposed CPU Pedestrian Route Types, is revised as follows:



16. On pages 4.13-35 and 4.13-41, the word “boulevard” is revised to be capitalized in the street name Fashion Valley Boulevard.

17. The Pedestrian Access Prohibited section header on page 4.13-62 is revised as follows:

Pedestrian Access ~~Prohibited~~ Not Recommended

18. The first paragraph regarding Impact 4.14-2 on page 4.14-9 is revised as follows:

Mission Valley is largely a developed, urbanized community, thus future development would be in line with the urbanized nature of the CPU area. Future development projects would be undertaken in accordance with the General Plan, which provides direction on urban design, and the SDMC, which provides development standards by zone. As an amendment to the General Plan, the proposed CPU maintains existing policies and regulations related to bulk, scale, materials, and style. As part of the proposed CPU implementation, the SDMC would be amended to add CPIOZ regulations from the existing Mission Valley PDO, and to add the Specific Plan Subdistrict CPIOZ to provide consistent development standards.

19. The final paragraph on page 6-2/first paragraph on page 6-3 is revised as follows:

To continue to provide an additional north-south high-water crossing for the community, while reducing or eliminating the significant environmental impacts that would occur with a Via Las Cumbres extension, an alternative roadway crossing is proposed as part of the proposed CPU. Under the proposed CPU analyzed in this PEIR, Riverwalk Street “J” would provide the north-south connection as a two- to four-lane major roadway with buffered bicycle lanes and a painted median approximately 900 feet east of the original potential Via Las Cumbres extension, still connecting from Friars Road on the north to Hotel Circle South on the south. Like the potential Via Las Cumbres extension, Riverwalk Street “J” would require a bridge over the San Diego River, constructed at an elevation of at least two feet above the floodplain to allow for the 100-year flood event. In contrast to the Via Las Cumbres extension, Riverwalk Street “J” would provide a single lane of travel in each direction in some locations, instead of two lanes of travel in each direction, and would be shorter in length by approximately 1,800 feet. Additionally, this connection would not need to be elevated over the MTS mitigation site and would appear to cross the valley closer to ground level, similar to other bridge crossings of the San Diego River within Mission Valley. Incorporation of Riverwalk Street “J” into the proposed CPU is intended to reduce the visual impact of the roadway width, promote a more pedestrian-oriented experience, and minimize shading of the San Diego River from the bridge crossing, therefore resulting in fewer impacts than those that would result from a Via Las Cumbres extension. Riverwalk Street “J” would achieve the same project objectives as a Via Las Cumbres extension with fewer environmental impacts. Thus, the Via Las Cumbres extension is an alternative that was considered but rejected as infeasible.