



Date of Notice: July 28, 2017

**PUBLIC NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
PLANNING DEPARTMENT**

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 July 28, 2017. 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>

and on the Planning Department website at:

<https://www.sandiego.gov/planning/programs/ceqa>

SCOPING MEETING: A public scoping meeting will be held as a part of the Mission Valley Community Open House hosted by the City of San Diego's Planning Department on **August 12, 2017**, from 10:00 AM to 6:00 PM in the former Bath and Body Works across from Ruby's Diner at the Westfield Mission Valley Mall located at 1640 Camino Del Rio North, San Diego, CA, 92108. The environmental scoping station will be one of multiple stations at the Mission Valley Community Open House, where staff will provide information to the public about the project scope, environmental issues to be analyzed in the PEIR, and how to comment on the NOP. Written comments regarding the scope of environmental issues and alternatives to be analyzed within the proposed EIR will be accepted at the meeting.

Written/mail-in comments may also be sent to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, Suite 1200, MS 413, San Diego, CA 92101** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and Project Number in the subject line within 30 days of the date of the Public Notice above (August 27, 2017). 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/NUMBER: Mission Valley Community Plan Update / Project No. 518009

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 7

PROJECT DESCRIPTION: The project is a comprehensive update of the Mission Valley Community Plan, which was originally adopted in 1985 and has undergone over 20 amendments since. As shown in attached Figure 1, Mission Valley is in the geographic center of the city, is accessible from I-5, I-8, I-15, I-805 and SR 163, and is served by the Green Line Trolley, which

connects Mission Valley to Downtown San Diego and the citywide transit network. Mission Valley is a regional center of offices, hotels, and retail businesses, with a growing residential community. The San Diego River lies at the foot of the valley, flowing east to west.

The Community Plan Planning Area is generally bounded by Friars Road and the northern slopes of the valley on the north, the eastern banks of the San Diego River on the east, the southern slopes of the valley on the south, and Interstate 5 on the west, encompassing an area of approximately five square miles. Figure 2 shows the planning boundaries. Mission Valley is bordered by several other community planning areas: Old Town San Diego, Uptown, Greater North Park, Normal Heights, Kensington-Talmadge, and College Area to the south, Navajo to the east, Tierrasanta, Kearny Mesa, Serra Mesa, and Linda Vista to the north, and Mission Bay Park to the west.

The Community Plan is being updated through a community-driven process that entails community workshops and open houses, stakeholder meetings, online engagement, and other outreach activities. A subcommittee of the Mission Valley Community Planning Group is also actively engaged in the process. The updated Community Plan is anticipated to include policies and actions to foster a mixed-use, transit-oriented, and pedestrian-friendly Mission Valley community, promote additional housing to accommodate a diverse range of household sizes and incomes, enhance the San Diego River, and provide additional open spaces. More information on the project and efforts to date can be found on the project website <https://www.sandiego.gov/planning/community/cpu/missionvalley>

APPLICANT: City of San Diego, Planning 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, Energy Conservation, Geology and Soils, Greenhouse Gas Emissions, Historical Resources, Public Safety/Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Transportation/Circulation, Tribal Cultural Resources, and Visual Effects and Neighborhood Character.** Topics not proposed to be analyzed in the PEIR are Agricultural Resources and Mineral Resources due to a lack of presence of these resources in the Planning Area.

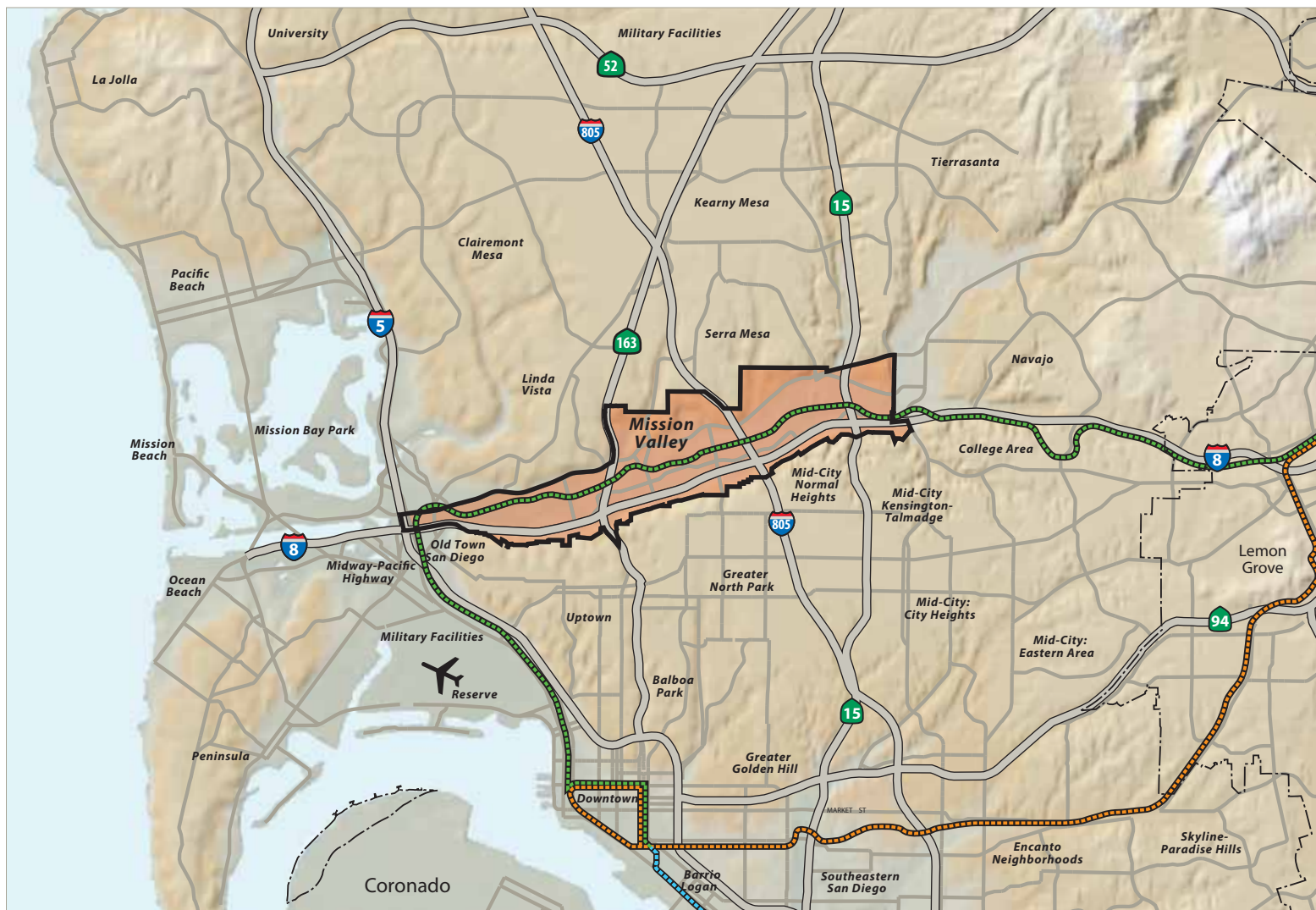
AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact Rebecca Malone at (619) 446-5371. For information regarding public meetings/hearings on this project, contact the Project Manager, Nancy Graham, at (619) 236-6891. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 28, 2017.

Alyssa Muto
Deputy Director
Planning Department

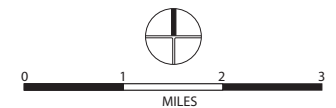
DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Mission Valley Regional Location
Figure 2: Mission Valley Community Plan Boundary



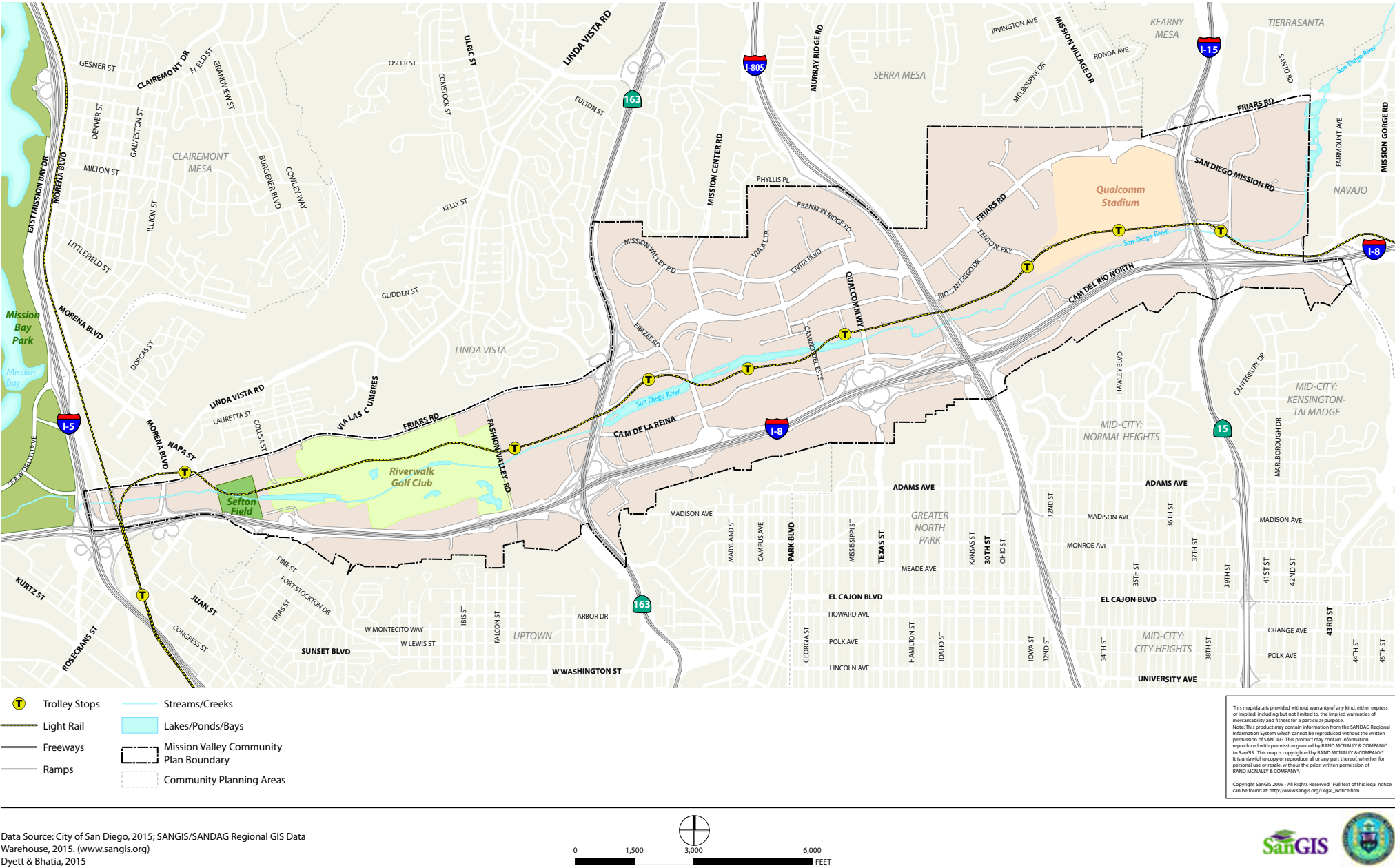
**Figure 1:
Mission Valley
Regional Location**

- Mission Valley Community Planning Area
- Orange Line Trolley
- Blue Line Trolley
- Greenline Trolley
- City Limits



Source: City of San Diego, 2014; SanGIS Regional Data Warehouse, 2014; Dyett & Bhatia, 2015.

Figure 2: Mission Valley Community Plan Boundary



Distribution:

Federal Government

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)

Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)

County Water Authority (73)

City of San Diego

Mayor's Office (91)

Councilmember Bry, District 1

Councilmember Zapf District 2

Councilmember Ward, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Councilmember Gomez, District 9

Planning Department

R. Malone

N. Graham

J. Murphy

A. Muto

L. Black

B. Schoenfisch

M. Gardiner

S. Hajjiri

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Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department (81)

Central Library (81A)

Mission Valley Branch Library (81R)

Historical Resources Board (87)
Park & Recreation (89)
Wetlands Advisory Board (91A)

Other Agencies, Organizations and Individuals

San Diego Association of Governments (108)
Metropolitan Transit System (112)
San Diego Gas & Electric (114)
Metropolitan Transit System (115)
San Diego Unified School District (132)
San Diego River Park Foundation (163)
San Diego River Coalition (164)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
San Diego River Conservancy (168)
California Native Plant Society (170)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Citizens Coordinate for Century 3 (179)
Carmen Lucas (206)
South Coast Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-S)
College Area Community Planning Board (456)
North Park Planning Committee (363)
Kearny Mesa Community Planning Group (265)
Kensington-Talmadge Planning Committee (290)
Linda Vista Planning Group (267)
Friars Village HOA (328A)
Friends of the Mission Valley Preserve (330B)
Mission Valley Planning Group (331)
Navajo Community Planners (336)
Normal Heights Community Planning Committee (291)
Old Town Community Planning Committee (368)
Serra Mesa Planning Group (263A)
Tierrasanta Community Council (464)
Uptown Planners (498)