



THE CITY OF SAN DIEGO

PLANNING DEPARTMENT
Date of Notice: December 2, 2015
PUBLIC NOTICE
OF THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
INTERNAL ORDER No. 12002051/11003327

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of an EIR and Scoping Meeting was publicly noticed and distributed on **December 2, 2015**.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego Planning Department website under the heading "Draft CEQA Documents" and can be accessed using the following link:

<http://www.sandiego.gov/planning/programs/ceqa/index.shtml>

The NOP has also been placed on the City Clerk website at:

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

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Planning Department on **Wednesday, December 16, 2015** from 6:00 PM to 8:00 PM at the Nobel Recreation Center Meeting Room #2, located at 8810 Judicial Drive, San Diego, California 92122. **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 to the following address: **Susan Morrison, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, MS 614C, San Diego, CA 92101**, or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and 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: University Community Plan Amendment

SCH NO.: Pending

COMMUNITY PLAN AREA: University

COUNCIL DISTRICT: 1 (Lightner)

APPLICANT: City of San Diego, Planning Department

PROJECT DESCRIPTION: The University Community Planning Area encompasses approximately 8,500 acres and is bound by Los Peñasquitos Lagoon and the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchinson, Topeka, and Santa Fe Railroad, MCAS Miramar, and Interstate 805 (I-805) on the east; State Route 52 (SR-52) on the south; and Interstate 5 (I-5), Gilman Drive, North Torrey Pines Road, La Jolla Farms Road, and the Pacific Ocean on the west. Neighboring communities include Torrey Pines, Mira Mesa, Clairemont, and La Jolla. The planning area contains two state-controlled properties - UCSD and Torrey Pines State Reserve - which lie outside the zoning jurisdiction of the City.

This EIR analyzes the impacts related to removing the Genesee Avenue widening and Regents Road Bridge projects from the University Community Plan (UCP) Transportation Element, as well as five (5) project alternatives which consist of variations of including and removing the Genesee Avenue widening and Regents Road Bridge projects. The Genesee Avenue widening project would expand this roadway from four to six lanes between State Route 52 and Nobel Drive. The Regents Road Bridge project would construct two separate, parallel two-lane bridge structures across Rose Canyon to connect the present north and south Regents Road termini on either side of the canyon. The **second alternative** would analyze the impacts associated with including the Genesee Avenue widening and Regents Road Bridge projects in the UCP for future implementation. This alternative is also known as the **No Project** alternative. The **third alternative** would analyze the impacts associated with including the Genesee Avenue widening project and removing the Regents Road Bridge project from the UCP. The **fourth alternative** would analyze the impacts associated with including the Regents Road Bridge project and removing the Genesee Avenue widening project from the UCP. The **fifth and sixth** alternatives would analyze the impacts of including a bridge extending over Rose Canyon for emergency access, transit, pedestrian, and bicycle use only and include a with and without Genesee Avenue widening project scenario, respectively.

The project and all project alternatives would include implementation of General Plan Goals into the UCP, especially as they relate to the vision, values, and City of Villages strategy. The amendment would include an update to the UCP Transportation Element to incorporate planned transportation projects that have been completed; evaluate the impacts of the Caltrans North Coast Corridor Project, the Mid-coast Corridor Project, and UCSD Circulation Improvements; evaluate the need for the remaining uncompleted transportation projects, including but not limited to the Genesee Avenue widening and Regents Road Bridge projects; and analyze and update the public facilities necessary to serve existing and future development in University City in accordance with General Plan Land Use and Community Planning Mobility Element policies.

In addition to the amendment to the UCP, amendments to the North University City Public Facilities Financing Plan and South University City Public Facilities Summary would be required resulting in new Impact Fee Studies (IFS) for the plan area. The actions together with the proposed amendments form the Project for this EIR. Discretionary actions by other agencies may include the California Coastal Commission.

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: **Land Use, Transportation/Circulation, Visual Effects and Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Historical Resources, Biological Resources, Geologic Conditions, Paleontological Resources, Hydrology/Water Quality, Public Services and Facilities, Public Utilities, Health and Safety, and Population and Housing.**

Availability in Alternative Format: To request the this Notice or the City's letter detailing the required scope of work (EIR Scoping Letter) in an alternative format, call the Planning Department at (619) 235-5200 (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Susan Morrison at (619) 533-6492. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, in the Planning

Department at 1010 Second Avenue, Suite 1400. For information regarding public meetings/hearings on this project, contact the Project Manager, Melissa Garcia, at (619) 236-6173. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **December 2, 2015**.

Martha Blake
Interim Deputy Director
Planning Department

DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1 – Project Vicinity Map

DISTRIBUTION LIST:

Copies of the NOP were distributed to the following individuals, organizations, and agencies:

United States Government

Federal Aviation Administration (1)
Environmental Protection Agency (19)
U. S. Fish and Wildlife Service (23)
Army Corps of Engineers (26)

State of California

Caltrans District 11 (31)
Department of Fish and Wildlife (32)
Cal Recycle (35)
California Environmental Protection Agency (37A)
Department of Toxic Substance Control (39)
Natural Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
State Clearinghouse (46A)
California Coastal Commission (47)
California Air Resources Board (49)
California Transportation Commission (51)
California Department of Transportation (51A)
Native American Heritage Commission (56)
California State Parks, San Diego Coast District (40A)
California Department of Parks and Recreation, Southern Service Center (40B)

San Diego County

Air Pollution Control Board (65)
Planning and Land Use (68)
Department of Environmental Health (76)

City of San Diego (NEED LABELS)

Office of the Mayor (91)
Council President Lightner, District 1
Councilmember Zapf, District 2
Councilmember Gloria, District 3
Councilmember Cole, District 4
Councilmember Kersey, District 5
Councilmember Cate, District 6
Councilmember Sherman, District 7
Councilmember Alvarez, District 8
Council President Pro Tem Emerald, District 9

City of San Diego

Office of the City Attorney
Shannon Thomas

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Dan Monroe, Senior Planner – Long Range Planning
Tara Lieberman, Associate Planner – Long Range Planning
Myra Herrmann, Senior Planner
Susan Morrison, Associate Planner
Kristy Forburger, Senior Planner – MSCP
Samir Hajjiri, Mobility Planning
George Ghossain, Mobility Planning
Jeff Harkness, Park Planning
Oscar Galvez III, Facilities Financing

Environmental Services Department

Lisa Wood, Senior Planner

Development Services Department

Angela Nazareno, Project Manager

Public Utilities Department

Keli Balo

Public Works Department

James Nagelvoort, Director

Park and Recreation Department

Herman Parker, Director
Andrew Field

Fire-Rescue Department

Chief Brian Fennessy
Chief Rick Wurts

Police Department

Chief Shelley Zimmerman

Transportation & Storm Water Department

Kris McFadden, Director
Andrew Kleis
Ruth Kolb
Linda Marabian
Mark Stephens

Real Estate Assets Department

Cybele Thompson, Director

Economic Development Department

Cody Hooven, Director

City Advisory Boards or Committees

Park and Recreation Board (83)

Community Forest Advisory Board (90)

Historical Resources Board (87)

Wetland Advisory Board (91A)

Libraries

Central Library, Government Documents (81 & 81A)

University Community Branch Library (81JJ)

North University Branch Library (81JJJ)

Other City Governments

San Diego Association of Governments (108)

San Diego Unified Port District (109)

Metropolitan Transit System (112/115)

San Diego Gas & Electric (114)

School Districts

San Diego Unified School District (125)

Community Planning Groups or Committees

University City Community Planning Group (480)

Community Councils

La Jolla Village Community Council (489)

Other Agencies, Organizations and Individuals

San Diego Chamber of Commerce (157)

Building Industry Association (158)

UCSD Physical & Community Planning (482)

Sierra Club (165)

San Diego Canyonlands (165A)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

Jim Peugh (167A)

Environmental Health Coalition (169)

California Native Plant Society (170)

San Diego Coastkeeper (173)

Citizens Coordinate for Century 3 (179)

Endangered Habitats League (182 & 182A)

League of Women Voters (192)

Carmen Lucas (206)

South Coastal Information Center (210)
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 Campo Band of Mission Indians (225B)
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 Inaja Band of Mission Indians (225D)
 Jamul Indian Village (225E)
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THE CITY OF SAN DIEGO

DATE: December 2, 2015

SUBJECT: Scope of Work for a Draft Environmental Impact Report for the University Community Plan Amendment Project

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental and Resource Analysis (E&RA) Division of the City of San Diego Planning Department has determined that the proposed project may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required for the University Plan Amendment (UPA).

The purpose of this letter is to identify the specific issues to be addressed in the EIR. The EIR 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 EIR 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. One scoping meeting has been scheduled on **Wednesday, December 16, 2015** from 6:00 p.m. to 8:00 PM at the Nobel Recreation Center Meeting Room # 2, located at 8810 Judicial Drive, San Diego, CA 92122.

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

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

Project Description

The University Community Planning Area encompasses approximately 8,500 acres and is bound by Los Peñasquitos Lagoon and the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchinson, Topeka, and Santa Fe Railroad, MCAS Miramar, and Interstate 805 (I-805) on the east; State Route 52 (SR-52) on the south; and Interstate 5 (I-5), Gilman Drive, North Torrey Pines Road, La Jolla Farms Road, and the Pacific Ocean on the west. Neighboring communities include Torrey Pines, Mira Mesa, Clairemont, and La Jolla. The planning area contains two

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EIR Requirements

A. INTRODUCTION

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

B. ENVIRONMENTAL SETTING

The EIR should describe the general location of the community plan area and present it on a topographic map and regional map. The EIR shall provide a local and regional description of the environmental setting for the community, as well as the zoning and land use designations for the community, area topography, drainage characteristics, and vegetation. Identify overlay zones and other planning documents that affect each of the communities, such as Airport Approach, Airport Influence Area, FAA Part 77, Residential Tandem Parking overlay zones, and the City of San Diego Multiple Species Conservation Program (MSCP)/Multi-Habitat Planning Area (MHPA), and environmentally sensitive lands such as steep hillsides, wetlands, and the Federal Emergency Management Agency (FEMA) 100 year floodplains or floodways. If a potential cumulative effect for an impact category is to be discussed in the EIR, this section should establish a setting for the discussion by describing the background or general progression of the cumulative pattern as it relates to the Community Plan area as a whole. The environmental setting should include a brief description of police and fire facilities and the emergency response times for the community.

C. PROJECT DESCRIPTION

The EIR should identify the project objectives and include a detailed project description for the University Plan Amendment. Project objectives will be critical in determining appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. The project description should provide a discussion of all discretionary actions required for consideration of the Community Plan Amendment 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 EIR should outline the history of the project and any material changes that have been made to the Community Plan Amendment in response to environmental concerns raised during public and agency review of the project (i.e., in response to NOP or public scoping meetings or during the public review period for the Draft PEIR).

E. ENVIRONMENTAL ISSUES

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. The EIR must represent the independent analysis of the City of San Diego as Lead Agency; therefore, all impact analysis must be based on the City's current "Guidelines for the Determination of Significance." Below are key environmental issue areas that have been identified for discussion in the EIR, within which the issue statements must be addressed individually. Discussion of each issue statement should include an explanation of the existing conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis should address potential direct, indirect, and cumulative

impacts that could be created through implementation of the proposed project and its alternatives.

Environmental Issue Areas to be Discussed

LAND USE

Issue 1: Would the proposed project conflict with the environmental goals, objectives, or guidelines of a General Plan or Community Plan or other applicable land use plans?

Issue 2: Would the proposed project conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional, or state habitat conservation plan?

Issue 3: Would the proposed project result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP)?

Issue 4: Would the proposed project physically divide an established community?

The Land Use section should describe current land use patterns, the extent of urban development, density and intensity of existing development, and future land use projections based upon the UCP. Since Plan adoption in 1987, the UCP has been amended and traffic improvements have been implemented. The amendments along with the traffic improvements will be included in the Land Use Section. The relationship of the UCP to the General Plan, and other existing and proposed tools for implementing the General Plan policies should also be addressed. If there are potential inconsistencies of the project with adopted plans, and those inconsistencies would create environmental impacts, this section should describe whether or not these potential impacts would lead to physical significant effects. Any appropriate mitigation measures will be identified.

The EIR should analyze the proposed Community Plan Amendment for consistency with all applicable land use and regulatory plans, including, but not limited to, the City of San Diego General Plan (2008), the SANDAG Sustainable Community Strategy (SCS), and the applicable Local Coastal Program. The relationship of the Community Plan Amendment with the MSCP Subarea Plan should be discussed, and a determination made relative to the potential that the project could conflict with the MSCP. The Community Plan Amendment should also be evaluated with regards to applicable Airport Influence Area(s) and associated ALUCPs.

TRANSPORTATION/CIRCULATION

Issue 1: Would the proposed project result in traffic generation in excess of specific community plan allocation?

- Issue 2: Would the proposed 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 3: Would the proposed project result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?*
- Issue 4: Would the proposed project have a substantial impact upon existing or planned transportation systems?*
- Issue 5: Would the proposed project result in substantial alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?*
- Issue 6: Would the proposed project conflict with adopted policies, plans or programs supporting alternative transportation modes?*

The analysis in this section of the EIR should identify potential impacts to the traffic and circulation system. A traffic technical study shall be prepared in accordance with the City's Traffic Impact Study Guidelines, be approved by City staff, and included as an appendix to the EIR.

The traffic study and EIR should 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 should be incorporated into this section of the EIR. Specifically, this section should address any proposed alterations to the present Circulation Element and effects on circulation movements within the community. The traffic study and EIR should 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. As appropriate, the traffic study and EIR should identify roadway improvements which would reduce impacts on local roadways and freeways.

If necessary, the EIR shall present mitigation measures that are required to reduce impacts and provide a discussion on whether those measures will mitigate impacts to below a level of significance. If the project results in traffic impacts, which cannot be mitigated to below a level of significance, the Alternatives section of the EIR should include a project alternative that will avoid or further reduce traffic impacts.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

- Issue 1: Would the proposed project result in a substantial obstruction of any vista or scenic view from a public viewing area as identified in the community plan?*

- Issue 2: Would the proposed project result in the creation of a negative aesthetic site or project?*
- Issue 3: Would the proposed project result in substantial alteration to the existing or planned character of the area?*
- Issue 4: Would the project result in the loss of any distinctive or landmark tree(s), or stand of mature trees as identified in the community plan? (Normally, the removal of non-native trees within a wetland as part of a restoration project would not be considered significant).*
- Issue 5: Would the project result in a substantial change in the existing landform?*
- Issue 6: Would the project create substantial light or glare which would adversely affect daytime or nighttime view in the area?*

The section of the EIR should address visual quality and aesthetics of the project, as well as potential for impacts on neighborhood character. The discussion should include a general description of the built and natural visual resources within the University Community. It should include a discussion of the potential impact of implementation of the Community Plan Amendment to any vistas, scenic resources, or community identification symbols or landmarks from any public viewing areas within the community. This section should also address the protection of public views, scenic vistas, and landmarks, and neighborhood character, and how the community plan, through the preparation of neighborhood specific design standards and guidelines, addresses these issues.

If significant impacts to Visual Quality and Neighborhood Character are identified, mitigation measures and/or project alternatives that would reduce significant impacts to below a level of significance will be provided. Any and all deviations and variances relating visual quality and neighborhood character will be discussed in this section.

AIR QUALITY

- Issue 1: Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?*
- Issue 2: Would the proposed project result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?*
- Issue 3: Would the proposed project expose sensitive receptors (including, but not limited to, residences, schools, hospitals, resident care facilities, or day-care centers) to substantial pollutant concentrations?*

Issue 4: Would the proposed project result in substantial alteration of air movement in the area of the project?

An Air Quality Analysis shall be prepared for the project and included as an appendix to the EIR. The Air Quality Analysis shall serve as the basis for the section in the EIR addressing air quality issues. The Air Quality Analysis and EIR shall describe the region's climate and the San Diego Air Basin's current attainment levels for state and federal ambient air quality standards. The Air Quality Analysis shall identify potential stationary sources of air emissions and shall discuss if implementation of the proposed Community Plan Amendment 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 EIR shall analyze the Community Plan Amendment's compliance with the State Implementation Plan (SIP), the Regional Transportation Plan (RTP), and the Regional Transportation Improvement Plan (RTIP).

The EIR shall also assess the potential health risks associated with diesel particulate emissions from vehicular traffic on the area freeways, including Interstates 5 and 805, as well as State Routes 52 and 56, and shall assess whether the proposed land use plans and policies in the Community Plan Amendment would allow for future development which would create a significant adverse effect on air quality that could affect public health. The EIR 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 the community.

If necessary, the EIR shall present mitigation measures that are required to reduce impacts and provide a discussion on whether those measures will mitigate impacts to below a level of significance. If the project results in air quality impacts which cannot be mitigated to below a level of significance, the Alternatives section of the EIR should include a project alternative that will avoid or further reduce air quality impacts.

GREENHOUSE GAS EMISSIONS

Issue 1: Would the project generate greenhouse gas 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 emissions of greenhouse gases?

The EIR shall provide a description of the existing global context in which climate change impacts are occurring and are expected to occur in the future; a summarization of the relevant state laws that address climate change; a description of relevant statewide and/or regional GHG inventories to which the project would contribute; a quantification of the project's direct and indirect GHG emissions and compare them to baseline conditions; a conversion of the GHG into CO₂ equivalents using an established "carbon calculator"; a discussion of whether the

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

Furthermore, an estimate of the project generated GHG emissions shall be provided in this section. The projected GHG emissions with and without the Community Plan Amendment shall be compared and incorporated into a qualitative discussion of the significance of the emissions relative to global climate change. A qualitative discussion of potential adverse effects to the project that may occur because of global climate change shall also be included in this section.

The EIR 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.

ENERGY

Issue 1: Would the construction and operation of the project result in the use of excessive amounts of electrical power?

Issue 2: Would the proposed 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 EIR 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 or required as mitigation measures directed at conserving energy and reducing energy consumption, and shall address all applicable issues described within Appendix F of the CEQA Guidelines.

NOISE

Issue 1: Would the proposed project result in or create a significant increase in the existing ambient noise levels?

Issue 2: Would the proposed project expose people to noise levels which exceed the City's adopted noise ordinance?

Issue 3: Would the proposed project expose people to current or future transportation noise levels which exceed standards established in the Transportation Element of 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 as an appendix to the EIR. This analysis and the discussion in the EIR shall assess both mobile and stationary noise sources affecting the community. The analysis and EIR shall quantify existing and future transportation noise levels, and identify areas which may be affected by noise levels which exceed those identified in the General Plan and State code. Stationary source noise within the community related to specific land uses (e.g. manufacturing and retail uses) shall be evaluated with respect to the City's Noise Control Ordinance to determine if adjacent sensitive noise receptors could be affected. The analysis shall also consider vibration impacts from rail and other sources in the community. Construction noise impacts on adjacent noise sensitive receptors shall be evaluated. Lastly, the analysis shall determine if the area will be adversely impacted by aircraft noise related to nearby airport facilities.

Where significant noise impacts are identified, the analysis will describe potential noise attenuation measures that could be incorporated into future development.

HISTORICAL RESOURCES

Issue 1: Would the proposed project result in the 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 proposed project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

Issue 3: Would implementation of the proposed project result in any impact to existing religious or sacred uses within the potential impact area?

Issue 4: Would implementation of the proposed project result in the disturbance of any human remains, including those interred outside of formal cemeteries?

A historical resources evaluation shall be prepared for the project to identify potential impacts to historic resources within the community that could result with implementation of the Community Plan Amendment. The section of the EIR shall incorporate information from both the archaeological and historical reports and describe whether or not the implementation of the Community Plan Amendment would negatively affect the preservation of archaeological or historical resources within the community. This section of the EIR should also describe how the policies of the Historic Preservation Element

would reduce any potential impacts to historical resources. The discussion shall identify mitigation measures which can be implemented by subsequent development to reduce impacts on historical resources.

BIOLOGICAL RESOURCES

- Issue 1: Would the proposed project result in substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*
- Issue 2: Would the proposed project result in a substantial adverse impact on any Tier I, Tier II, Tier IIIA or Tier IIIB habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?*
- Issue 3: Would the proposed 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 4: Would the proposed project substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*
- Issue 5: Would the proposed project conflict with the provisions of an adopted Habitat Conservations Plan, Natural Conservation Community Plan, or other approved local, regional or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?*
- Issue 6: Would the proposed project introduce land uses within an area adjacent to the MHPA that would result in adverse edge effects?*
- Issue 7: Would the proposed project conflict with any local policies or ordinances protecting biological resources?*
- Issue 8: Would the proposed project introduce invasive species of plants into a natural open space area?*

A Biological Resources Technical Report shall be prepared for the project and included as an appendix to the EIR. The Biological Resources Technical Report and EIR shall include an evaluation of biological resources within the community that could be potentially affected by the Community Plan Amendment, including direct and indirect impacts. Existing documents and recent aerial imagery shall be reviewed to document biological resources within the community plan area. 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 area.

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 Amendment to conflict with the goals and regulations established by these laws and policies shall be evaluated.

GEOLOGY AND SOILS

Issue 1: Would the proposed project expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Issue 2: Would the proposed project result in a substantial increase in wind or water erosion of soils, either on or off site?

Issue 3: Would the proposed 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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The analysis in the EIR 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 the community. This section of the EIR shall include a summary of the geologic hazards and soil conditions for the community.

The EIR 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 area. The study shall discuss the City, state and federal regulations that mandate construction features which avoid significant risk related to geologic hazards. As appropriate, mitigation measures will be identified.

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

HYDROLOGY/WATER QUALITY

- Issue 1: Would the proposed project result in a substantial increase in impervious surfaces and associated increased runoff?*
- Issue 2: Would the proposed 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 proposed project result in an increase in pollutant discharge to receiving waters during construction or operation?*
- Issue 4: Would the project violate any water quality standards or waste discharge requirements?*

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.

A Hydrology Report shall be prepared and included in the appendix of the EIR. This report shall serve as the primary basis for the discussion of hydrology in the EIR. The Hydrology Report and EIR shall evaluate if the proposed Community Plan Amendment would have a potential for increasing runoff volumes within affected watersheds. Anticipated changes to existing drainage patterns and runoff volumes for the community shall be addressed in the EIR. The EIR should also address the potential for project implementation to impact the hydrologic conditions within the project area, and downstream. Where impacts are identified, the EIR shall identify mitigation measures, if available.

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, a Water Quality Technical Report is required and the EIR shall discuss how the Community Plan Amendment could affect water quality within the project area and downstream, as well as compliance with the City's Storm Water Standards.

The section shall identify pollutants of concern for the watershed(s) in which the 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. The ability of City and State water quality regulations to avoid water quality impacts shall also be discussed. As appropriate, mitigation measures shall be identified.

PUBLIC SERVICES AND FACILITIES

Issue 1: Would the proposed project have an effect upon, or result in a need for new or altered governmental services in any of the following areas: police protection, parks or other recreational facilities, fire/life safety protection, libraries, schools, and maintenance of public facilities, including roads?

The EIR shall include a discussion of potential impacts to public utilities resulting from implementation of the Community Plan Amendment. The EIR shall identify any conflicts with existing infrastructure, evaluate any need for upgrading infrastructure, and shall demonstrate that facilities would have sufficient capacity to serve the needs of the project. This section shall identify fire and police facilities in each community, disclose the Fire and Police Departments' current response time to the area, and discuss if project implementation of the Community Plan Amendment would alter any existing or planned response times within the project or surrounding service area. In addition, current enrollment information for affected schools shall be included, the capacity of the existing library shall be identified, and an inventory of existing and planned recreation facilities shall also be included. .

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 utilities: natural gas, water, sewer, communication systems, and solid waste disposal?

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

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

HEALTH AND SAFETY

- Issue 1: Would the proposed 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 2: Would the proposed project hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?*
- Issue 3: Would the proposed project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- Issue 4: Would the proposed project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?*
- Issue 5: Would the proposed project result in a safety hazard for people residing or working in a designated airport influence area?*

The EIR shall identify known contamination sites within the Community Plan Amendment area and address any potential impacts that identified contamination sites could have on the proposed community area. The EIR shall also discuss effects on emergency routes and access within the community resulting from the proposed Community Plan Amendment. Any fire hazards from highly flammable vegetation in canyon areas shall be identified and discussed. The EIR shall discuss the provisions provided in the Community Plan Amendment in terms of health and safety related to fire hazards in and adjacent to the 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.

Conduct a research of data bases (such as the State of California Hazardous Waste and Substances Sites List and Environfacts) to determine if hazardous materials, toxic substances, and/or toxic soils are known to occur in the communities. Graphics will be used to identify the location of any potential hazardous materials and sources.

Additionally, evaluate potential issues associated with proximity to any areas identified as Prime Industrial Lands in the City's General Plan. If potential impacts are identified, a mitigation strategy shall be proposed.

F. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall describe the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance.

G. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In conformance with CEQA Section 15126.2(b) and (c), the EIR must include a discussion on any significant irreversible environmental changes which could be caused by the project should it be implemented. The EIR shall address the use of nonrenewable resources during the construction and life of the project.

H. GROWTH INDUCEMENT

Consistent with CEQA Guidelines Section 15126.2, the 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 Amendment could foster economic or population growth, or construction of additional housing, either directly or indirectly as a result of implementation of the Community Plan Amendment. Additionally, this section shall discuss if the project would result in accelerated growth that may further strain existing community facilities or encourage activities that could significantly affect the environment. . 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 EIR shall summarize the overall short-term and long-term impacts the proposed project could have in relation to other planned and proposed projects in the project area.

J. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the EIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the EIR. For the proposed Community Plan Amendment 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 EIR may need to be expanded to include additional areas. The justification for these findings shall be summarized in the EIR.

K. ALTERNATIVES

In accordance with CEQA Guidelines Section 15126.6, the EIR shall focus on reasonable alternatives that avoid or reduce the project's significant environmental impacts. These alternatives shall be identified and discussed in detail, and shall address all significant impacts.

The alternatives analysis shall be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis shall be a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reason for rejection should be explained.

At a minimum, the No Project Alternative shall be discussed in the EIR. The No Project Alternative should discuss the potential environmental effects associated with including the widening of Genesee Avenue from four to six lanes and Regents Road Bridge projects in the UCP for future implementation. This alternative should compare the environmental effects of buildout under the adopted plan with those alternatives associated with the removal of the Genesee Avenue widening and Regents Road Bridge projects.

Based on the results of the environmental analysis in the EIR, additional alternatives shall be included which are focused on reducing specific significant impacts associated with the proposed community plan amendment. For example, additional alternatives could be considered as a way to reduce transportation/circulation impacts.

In addition, the alternatives analysis shall identify which alternative is the "environmentally preferred alternative".

L. MITIGATION MONITORING AND REPORTING PROGRAM

For each of the issue areas discussed above, mitigation measures shall be clearly identified, discussed, and their effectiveness assessed in each issue section of the EIR. A Mitigation Monitoring and Reporting Program (MMRP) for each mitigation measure must be included. At a minimum, the program should identify: 1) the city department or other entity responsible for the monitoring; 2) the monitoring and reporting schedule; and

3) the completion requirements. The separate MMRP should also be contained (verbatim) as a separate section within the EIR.

M. 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 Susan Morrison at (619) 533-6492 or by e-mail at simorrison@sanidiego.gov.