

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017071066

Project Title: MISSION VALLEY COMMUNITY PLAN UPDATE PROGRAM EIR

Lead Agency: City of San Diego

Contact Person: Rebecca Malone

Mailing Address: 9485 Aero Drive, MS 413

Phone: (619)446-5371

City: San Diego, CA

Zip: 92123

County: San Diego

Project Location: County: San Diego

City/Nearest Community: San Diego

Cross Streets: _____

Zip Code: _____

Lat. / Long.: N/ W

Total Acres: approx. 2,400

Assessor's Parcel No.: _____

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: _____

State Hwy #: _____

Waterways: Tecolote Creek, Mission Bay, San Diego River

Airports: _____

Railways: ATSF, Amtrack, Coaster, San Diego Trolley

Schools: San Diego Unified Schools

Document Type:

CEQA:

☐ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☒ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other _____

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other _____

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☒ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other: _____

Development Type: Other: Comm. Plan Update

☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Educational _____

☐ Recreational _____

☐ Water Facilities: Type _____

MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____

MW _____

☐ Waste Treatment: Type _____

MGD _____

☐ Hazardous Waste: Type _____

☒ Other: Community Plan Update

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Minerals

☒ Noise

☐ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☐ Wetland/Riparian

☒ Wildlife

☒ Growth Inducing

☒ Land Use

☒ Cumulative Effects

☒ Other Hydrology; Paleontological Resources; Public Utilities, GHG

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

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

Refer to Public Notice attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date February 6, 2019

Ending Date March 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Dyett and Bhatia

Applicant: _____

Address: 1330 Broadway, Suite 604

Address: _____

City/State/Zip: Oakland, CA 94612

City/State/Zip: _____

Contact: Katharine Pan

Phone: 415.956.4300 x11

Signature of Lead Agency Representative: _____

Date: February 6, 2019

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



2017071066

PLANNING DEPARTMENT

Date of Notice: **February 6, 2019**

**PUBLIC NOTICE OF AVAILABILITY FOR
A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)**

PUBLIC NOTICE: The City of San Diego's Planning Department has prepared a Draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The Draft PEIR and associated technical appendices have been placed on the City of San Diego's Planning Department website under the heading "Draft CEQA Documents" and can be accessed using the following link:

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

The Draft PEIR public notice has also been placed on the City Clerk website at:

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

Your comments must be received by March 23, 2019 to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and Number in the subject line. Please note that only written comments, received either via US Mail, hand-delivered, or via email, will be considered official comments in the Final PEIR.

PROJECT NAME: Mission Valley Community Plan Update

PROJECT No.: 518009 / SCH No. 2017071066

COMMUNITY AREA: Mission Valley

COUNCIL DISTRICT: 7 (Sherman)

PROJECT DESCRIPTION:

The project analyzed in this Draft PEIR is the Mission Valley Community Plan Update (proposed CPU), which is an update to the Community Plan that guides development of the entire Mission Valley community. The proposed CPU is a policy document which describes the community's vision and identifies strategies for enhancing community character and managing change. It includes goals, policies and implementing actions to guide local decision-making and public investments for the CPU area in the future.

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 Hillside Review areas 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 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.

PROJECT LOCATION:

The Community 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 I-5 on the west, encompassing an area of approximately five square miles. 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 Mission Valley Community Plan can be found on the Planning Department's website at:

<https://www.sandiego.gov/planning/community/cpu/missionvalley>

Applicant: City of San Diego, Planning Department

Recommended Finding: The Draft PEIR concludes that the proposed project would result in significant environmental impacts in the following areas: **Air Quality; Historical, Cultural and Tribal Cultural Resources; Hydrology and Water Quality; Noise; Public Services and Facilities; Public Utilities and Infrastructure; and Transportation.** All other impacts analyzed in this PEIR were found to be less than significant.

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

Additional Information: For environmental review information, please contact Rebecca Malone at (619) 446-5371. The Draft PEIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Planning Department. For information regarding public meetings/hearings on this project, please contact the Project Manager, Nancy Graham, at (619) 236-6891.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **February 6, 2019.**

Alyssa Muto
Deputy Director
Planning Department