



THE CITY OF SAN DIEGO

Date of Notice: October 22, 2021

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008189

NOTICE OF PREPARATION: The City of San Diego (City) as the Lead Agency has determined the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on October 22, 2021. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City's CEQA website at: <https://www.sandiego.gov/ceqa> under "Draft Documents For Public Review" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. During the current State of Emergency and in the interest of public health and safety, and in accordance with the Office of Planning and Research guidance, the City is not currently conducting in-person scoping meetings. Instead, a pre-recorded presentation is being provided.

Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation has been made accessible to the public and available for viewing from October 22, 2021 through November 22, 2021.

HOW TO VIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between October 22, 2021 at 12:00AM through November 22, 2021 at 12:00AM.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than November 22, 2021. When submitting comments, please reference the project name and number (All Peoples Church/No. 636444). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at: DSDEAS@sandiego.gov. Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Courtney Holowach
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** All Peoples Church / 636444
- **Community Area:** Navajo
- **Council District:** 7

PROJECT DESCRIPTION: The project consists of the development of a 52,690 square-foot sanctuary/multi-purpose building (under one roof) and a 71,000 square-foot two level parking garage (367 parking spaces). The project site is a 5.80-acre parcel located at the northeast corner of Interstate 8 (I-8) and College Avenue of the Navajo Community Plan area. The undeveloped site is outside the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-habitat Planning Area. The proposed project would include a 900-seat church with accessory uses (i.e., Sunday school classrooms, offices, and a multi-purpose room/gym), a parking structure and surface parking, site improvements, and off-site improvements to College Avenue. The project would also include on-site water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities. The project would require City approval of a Community Plan Amendment (CPA) to modify the Navajo Community Plan, Planned Development Permit (PDP), Site Development Permit (SDP) and various easement vacations via the Process 5 process. (LEGAL DESCRIPTION: Portion of Lot 67 of Rancho Mission of San Diego, County of San Diego, State of California, as

described in grant deed November 3, 1975 at document 76-306249) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Kendall Laughlin, All Peoples Church

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears the proposed project could result in significant environmental effects in the following areas: Land Use, Transportation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or any additional information in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Courtney Holowach at (619) 446-5187. For information regarding public meetings/hearings on this project, contact Development Project Manager, Derrick Johnson "DJ", at (619) 446-5477. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 22, 2021.

Raynard Abalos
Deputy Director
Development Services Department

ATTACHMENTS: Distribution List
Figure 1: Project Location
Figure 2: Site Plan

NOP Distribution

Federal

U.S. Fish & Wildlife Service (23)

State of California

Caltrans, District 11 (31)
Department of Fish and Wildlife (32)
State Clearinghouse (46)
California Transportation Commission (51)
California Department of Transportation (51A)
California Department of Transportation (51B)
California Native American Heritage Commission (56)
California Highway Patrol (58)

City of San Diego

City of San Diego Mayor's Office (91)
Councilmember LaCava, District 1 (MS 10A)
Councilmember Campbell, District 2 (MS 10A)
Councilmember Whitburn, District 3 (MS 10A)
Councilmember Montgomery, District 4 (MS 10A)
Councilmember von Wilpert, District 5 (MS 10A)
Councilmember Cate, District 6 (MS 10A)
Councilmember Campillo, District 7 (MS 10A)
Councilmember Moreno, District 8 (MS 10A)
Councilmember Elo-Rivera, District 9 (MS 10A)
Development Services Department
Environmental Analysis Section

Central Library
Benjamin Branch Library

Other Interested Organizations, Groups and Individuals

Sierra Club (165)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Other Interested Organizations, Groups and Individuals (continued)

Ron Christman (215)
Clint Linton (215B) Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S)
Navajo Community Planners Inc. (336)
San Carlos Area Council (338)
W. Anthony Fulton, Director, Facilities Planning and Management, SDSU (455)
John Stump
Malcom A. Love Library
Mark Nelson
Larry Dawon
Kris Dill
Josh Billauer
Linda Thompson
Christina Callahan
Sandra Einstein
Lesile Reinbold
Geraldine Luna
Adam Hertel
Michael Livingston
Amy E. Waczek
Teri Frazier
Katie Williams
Dana Stewart
Jordan and Alex Chaim
Steve Behar
Jerett Sigrist
Robin Kastner
Valerie Bale
Mike Irick
Frank Cavnac
Marion Luebbermann
Donna Valerie
Barbara Rose
Steve Colombel
John Larry Granger
Mardine Davis
Jaclyn Walker
Bryan Stephens
Other Interested Organizations, Groups and Individuals (continued)

Isabela Rodriguez, Esq.
Lee Fuhr
Richard Drury, Lozeau Drury
Stacey Osborne, Lozeau Drury LLP



Location Map

All Peoples Church/Project No. 636444

City of San Diego – Development Services Department

FIGURE

No. 1



Site Plan

All Peoples Church/Project No. 636444

City of San Diego – Development Services Department

FIGURE

No. 2



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Rd.
San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



November 24, 2021

Courtney Holowach
City of San Diego
Development Services Department
1222 First Avenue, Mail Station 501
San Diego, California 92101
CHolowach@sandiego.gov

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)
All Peoples Church (PROJECT) SCH # 2021100394

Dear Ms. Holowach:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of San Diego (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding the activities involved in the Project that may affect California fish and wildlife resources. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*) CDFW also administers the Natural Community Conservation Planning (NCCP) program (Fish and Game Code 2800 *et seq.*). The City of San Diego (City) participates in the NCCP program by implementing its approved Subarea Plan (SAP) and Implementing Agreement (IA). The DEIR for the proposed Project must ensure that all requirements and conditions of the SAP and IA are met. The DEIR should also address any biological issues that are not addressed in the SAP and IA, such as specific impacts to and mitigation requirements for wetlands or sensitive species that are not covered by the SAP and IA.

¹ CEQA is codified in the California Public Resources Code in section 21000 *et seq.* The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Courtney Holowach
City of San Diego
November 24, 2021
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PROJECT DESCRIPTION SUMMARY

Proponent: City of San Diego (City)

Objective: The Project proposes the development of a 52,690 square-foot sanctuary/multi-purpose building and a 71,000 square-foot two-level parking garage. The sanctuary/multi-purpose building would include a 900-seat church with accessory uses and surface parking next to the parking garage. Proposed Project activities also include off-site improvements to College Avenue and on-site construction of water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities. The Project would require City approval of a Community Plan Amendment (CPA) to modify the Navajo Community Plan, Planned Development Permit (PDP), Site Development Permit (SDP), and various easement vacations via the Process 5 process.

Location: The 5.80-acre Project is located at the northeast corner of Interstate 8 (I-8) and College Avenue in the City of San Diego. The Project site is surrounded by College Avenue and residential development to the east, commercial and residential to the north, residential to the west, and the I-8 highway to the south.

Biological Setting: The undeveloped property is in the City's Subarea Plan but is outside of the City's Multi-Habitat Planning Area (MHPA). The MHPA overlay generally would have triggered more focused consideration of biological impacts and additional conservation measures including 75% avoidance of the most biologically sensitive portion of the property.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The DEIR should provide adequate and complete disclosure of the Project's potential impacts on biological resources. [Pub. Resources Code, § 21061; CEQA Guidelines, §§ 15003(i), 15151].

Comment 1

The Project site does not include or abut any MHPA lands; therefore, avoidance, minimization, or on-site conservation of native upland vegetation communities is not generally required; however, the DEIR should require habitat-based mitigation ratios consistent with the MSCP. Exceptions for avoidance may occur in the event of the presence of narrow endemic plants species covered by the MSCP. If such circumstances were to occur, CDFW recommends early consultation with the City to identify a viable on-site, or a possible preferable off-site option, to avoid protecting rare plants in a small, 'postage stamp' area with minimal long-term conservation value.

Comment 2

The on-site trees offer potential roosting, foraging, and nesting habitat for various bird species, including the Cooper's hawk (*Accipiter cooperii*), which is a MSCP covered species. MSCP conditions for coverage for Cooper's hawk include maintaining a 300-foot buffer from construction activities as long as the nest is occupied (eggs, nestlings, etc.); that is, until the young have fledged and are no longer dependent on the nest. Other potential nesting raptors should receive similar consideration, although CDFW generally recommends a 500-foot buffer from other active raptor nests.

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Comment 3

In order to avoid impacts to nesting birds, CDFW recommends that clearing of vegetation occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the Project area would be impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. For the given project site, CDFW generally recommends a 100-foot buffer from common avian species, 300 feet for listed or highly sensitive species (that are otherwise not addressed by the MSCP), and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

Comment 4

Various bat species have the potential to forage and roost in the trees on-site. Clearance of trees occupied by bats would result in the direct take of the species. Indirect impacts to bats may result from increased noise disturbances, human activity, dust, ground disturbing activities (e.g., staging, access, mobilization, and grading) and vibrations caused by heavy equipment. Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish and Game Code § 4150, California Code of Regulations § 251.1). No bat species are covered by the City's SAP; therefore, CDFW recommends that bat surveys be conducted by a biologist with expertise and experience with bats, within the Project area (plus a 100-foot buffer as access allows) to identify potential habitat that could provide daytime or nighttime roost sites, and any maternity roosts, especially within trees. The DEIR should provide a discussion of survey results, including negative findings. Depending on the survey results, the DEIR should propose measures to avoid, minimize, or mitigate impacts to below a level of significance (CEQA Guidelines §15125).

Comment 5

CDFW recommends that the DEIR require that no invasive plant material be used for landscaping. A list of invasive/exotic plants that should be avoided can be found online at [Cal-IPC Invasive Plant Inventory](#).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The [CNDDDB Field Survey Forms](#) can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: [CNDDDB Plants and Animals Information](#).

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FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City of San Diego in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Alison Kalinowski, Environmental Scientist, at Alison.Kalinowski@wildlife.ca.gov.

Sincerely,

DocuSigned by:



D700B4520375406...

David Mayer
Environmental Program Manager
South Coast Region

ec: CDFW

David Mayer, San Diego – David.Mayer@wildlife.ca.gov
Karen Drewe, San Diego – Karen.Drewe@wildlife.ca.gov
Alison Kalinowski, San Diego – Alison.Kalinowski@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov
State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov
Jonathan Snyder, USFWS – Jonathan_D_Snyder@fws.gov

References

California Department of Fish and Wildlife. 2021. California Natural Diversity Database (CNDDDB). Available from: <https://wildlife.ca.gov/Data/CNDDDB>.

California Department of Fish and Wildlife. 2021. CNDDDB – Plants and Animals. Available from: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

California Department of Fish and Wildlife. 2021. Lake and Streambed Alteration Program. Available from: <https://wildlife.ca.gov/Conservation/LSA>.

California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Habitat. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

California Department of Fish and Wildlife. 2021. Submitting Data to the CNDDDB. Available from: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

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California Department of Fish and Wildlife. 2021. Survey and Monitoring Protocols and Guidelines. Available from: <https://wildlife.ca.gov/conservation/survey-protocols>.

California Invasive Plant Council (Cal-IPC). 2021. Responsible Landscaping. Available from: <https://www.cal-ipc.org/plants/inventory/>

California Native Plant Society (CNPS). 2021. CNPS Rare Plant Ranks. Available from: <https://www.cnps.org/rare-plants/cnps-rare-plant-ranks>.

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City of San Diego. 2018. San Diego Municipal Code, Land Development Code, Biology Guidelines. Chapter 14: General Regulations.

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Environmental Permit Information Management System (EPIMS). 2021. Available from: <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>.

NATIVE AMERICAN HERITAGE COMMISSION

October 26, 2021

Governor's Office of Planning & Research

Oct 29 2021

STATE CLEARINGHOUSE

Courtney Holowach
City of San Diego
1222 1st Avenue
San Diego, CA 92101

Re: 2021100394, All Peoples Church Project, San Diego County

Dear Ms. Holowach:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

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nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



San Diego County Archaeological Society, Inc.

Environmental Review Committee

19 November 2021

To: Ms. Courtney Holowach
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report
All Peoples Church
Project No. 636444

Dear Ms. Holowach:

Thank you for the Notice of Preparation for the subject project, received by this Society last month.

We are pleased to note the inclusion of historical resources in the list of subject areas to be addressed in the DEIR and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the Notice of Availability for the DEIR when it is posted on the City's website.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

DSD EAS <DSDEAS@san Diego.gov>

From: SDGov Webmaster <SDGovWeb@san Diego.gov>

Sent: Monday, October 25, 2021 9:42 AM

To: DSD EAS <DSDEAS@san Diego.gov>

Subject: Public Comment from April Bruce

Submitted on Monday, October 25, 2021 – 09:42

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

April Bruce

EMAIL ADDRESS:

april.rm.bruce@gmail.com

COMMENT:

Disappointing! We need housing and less mass gathering areas in San Diego not more! Read the room please. We need anyone available near transit to be utilized as best as possible to cut down on commuter traffic. Do better and do not permit this project.

Best Regards,

April B

USAF vet



DELANO & DELANO

VIA E-MAIL

November 19, 2021

Courtney Holowach
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

Re: All People's Church (Project No. 636444) Notice of Preparation

Dear City of San Diego:

This letter is submitted on behalf of Save Del Cerro in connection with the proposed 52,690 square-foot sanctuary/multipurpose building and 71,000 square-foot two level parking garage All People's Church Project ("Project") and associated proposed amendments to the Navajo Community Plan.

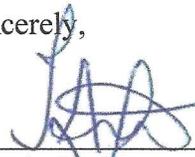
The EIR should address the following issues:

- The scope of the Project;
- All phases of Project development, including related developments in the area;
- The Project's consistency with, among other things, all applicable General Plan Elements and Navajo Community Plan Elements;
- An adequate discussion of the impacts associated with the Project, including a comprehensive analysis of the following impacts:
 - Air quality impacts, including short-term construction impacts related to construction-related trips, dust, project phasing, and long-term operational impacts;
 - Biological resource impacts, including impacts to any sensitive biological resources, wildlife, habitat, or environmentally sensitive lands, and impacts associated with destruction of on-site vegetation;
 - Impacts to the nearby Multiple Species Conservation Program Preserve and Multi-Habitat Planning Area;
 - Construction traffic impacts, including impacts associated with slow-moving and heavy equipment;
 - Energy impacts, including impacts related to estimated energy use and reduction of inefficient, wasteful, or unnecessary energy consumption;
 - Geologic impacts, including impacts related to soil and geologic conditions associated with the Project;
 - Hydrology impacts, including impacts related to drainage conditions of the Site;

- Land use impacts, including existing General Plan and Community Plan requirements and existing uses in the surrounding area;
- Community character impacts, including existing and surrounding landforms and uses;
- Traffic impacts, including impacts associated with inducing travel;
- Noise impacts, including construction-related noise, impacts to surrounding uses including nearby neighborhoods, and parks and habitat uses;
- Light impacts to surrounding uses, including nearby neighborhoods, parks and habitat uses;
- Public services and facilities impact, including impacts to police, fire-rescue, libraries, and school services, and parks and recreations facilities;
- Public utilities impact, including impacts associated with increased waste management needs;
- Toxics and human health impacts, including impacts associated with construction and airborne contamination during construction and impacts associated with exiting soil and water contamination;
- Water quality impacts, including impacts associated with existing on-site and groundwater contamination;
- Water supply impacts;
- Historical and cultural resource impacts, including impacts to archaeological resources and tribal cultural resources;
- Cumulative impacts;
- Climate Change impacts, including the Project's consistency with the City's Climate Action Plan;
- Adequate justifications for amendments to the Navajo Community Plan;
- Adequate justifications for issuance of a Site Development Permit, a Planned Development Permit, and various easement vacations;
- Adequate and verifiable mitigation for Project impacts;
- Consideration of mitigation that includes open space protection in and around the Project site; and
- An adequate range of alternatives, including an alternative that protects biological resources, reduces traffic impacts and related air quality and climate change impacts and a "no project" alternative that is consistent with existing uses and existing conditions in the Project vicinity.

Please contact me if you have questions or need additional information. Additionally, please ensure I am provided a copy of the draft EIR and any notice regarding the Project. Thank you for your consideration of the above.

Sincerely,



Isabela Rodriguez

From: SDGov Webmaster <SDGovWeb@sanidiego.gov>
Sent: Monday, October 25, 2021 9:42 AM
To: DSD EAS <DSDEAS@sanidiego.gov>
Subject: Public Comment from April Bruce

Submitted on Monday, October 25, 2021 – 09:42

NOP/SCOPING MEETING:
(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:
10/22/2021

NAME:
April Bruce

EMAIL ADDRESS:

april.rm.bruce@gmail.com

COMMENT:

Disappointing! We need housing and less mass gathering areas in San Diego not more! Read the room please. We need anyone available near transit to be utilized as best as possible to cut down on commuter traffic. Do better and do not permit this project.

Best Regards,

April B

USAF vet

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Tuesday, October 26, 2021 1:13 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Kathleen Bruton

Submitted on Tuesday, October 26, 2021 – 13:13

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Kathleen Bruton

EMAIL ADDRESS:

kathymbruton@gmail.com

COMMENT:

I strongly disagree with the building of the All Peoples Church facility in the Del Cerro neighborhood of San Diego. As a resident of the near by San Carlos neighborhood, I would hope that any further building in our communities supports the housing crisis we continue to face in our city. The property is zoned for housing and I strongly disagree with the consideration to change the zoning of this property. Housing should be the top priority of the city at this time and changing of any zoning regulations by the city council should only be in support of improving the housing shortage we face. Thank you for your time in considering my feedback.

Kathleen Bruton

DSD EAS <DSDEAS@san Diego.gov>

From: SDGov Webmaster <SDGovWeb@san Diego.gov>

Sent: Monday, October 25, 2021 5:18 AM

To: DSD EAS <DSDEAS@san Diego.gov>

Subject: Public Comment from Ronald Cantor

Submitted on Monday, October 25, 2021 – 05:18

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Ronald Cantor

EMAIL ADDRESS:

ron@cantorinspection.com

COMMENT:

I am admittedly apposed to this project being approved for two basic reasons.

1. The property is not zine for this type of project and 2. The traffic that will be create will overload the streets and can not be properly alivievated. Beyond this 2 concerns numerous other reasons, but they are irrelevant because the first two reasons are reasons enough to put a hasn't to this project! Thank you

Kim Baranek

From: Holowach, Courtney <CHolowach@sandiego.gov>
Sent: Monday, October 25, 2021 8:13 AM
To: Kim Baranek
Subject: Fw: Public Comment from Ronald Cantor

Courtney Holowach

Associate Planner
City of San Diego
Development Services Department
☎: 619-446-5187
SanDiego.gov/DSD

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From: Holowach, Courtney <CHolowach@sandiego.gov> on behalf of DSD EAS <DSDEAS@sandiego.gov>
Sent: Monday, October 25, 2021 8:11 AM
To: Holowach, Courtney <CHolowach@sandiego.gov>
Subject: Fw: Public Comment from Ronald Cantor

From: SDGov Webmaster <SDGovWeb@sandiego.gov>
Sent: Monday, October 25, 2021 5:18 AM
To: DSD EAS <DSDEAS@sandiego.gov>
Subject: Public Comment from Ronald Cantor

Submitted on Monday, October 25, 2021 – 05:18

NOP/SCOPING MEETING:
(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:
10/22/2021

NAME:
Ronald Cantor

EMAIL ADDRESS:

ron@cantorinspection.com

COMMENT:

I am admittedly apposed to this project being approved for two basic reasons.

1. The property is not zine for this type of project and 2. The traffic that will be create will overload the streets and can not be properly alivievated.

Beyond this 2 concerns numerous other reasons, but they are irrelevant because the first two reasons are reasons enough to put a hasn't to this project! Thank you

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Sunday, October 24, 2021 9:31 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Lyndy Cuevas

Submitted on Sunday, October 24, 2021 – 21:30

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Lyndy Cuevas

EMAIL ADDRESS:

lyndy14@gmail.com

COMMENT:

Please do not put in the mega project in Del Cerro by college ave

The traffic will be out of control

Leave the land open and make them use a vacant building somewhere else

There are plenty of vacant buildings!!

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Sunday, October 24, 2021 8:05 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Robert Martin

Submitted on Sunday, October 24, 2021 – 20:05

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Robert Martin

EMAIL ADDRESS:

statnow@hotmail.com

COMMENT:

The community of Del Cerro is strongly opposed to changing the zoning for The All People's Church mega project. This area is designated for single family housing. Please maintain the master plan of our community.

Kim Baranek

From: Holowach, Courtney <CHolowach@san Diego.gov>
Sent: Monday, October 25, 2021 8:13 AM
To: Kim Baranek
Subject: Fw: Public Comment from Robert Martin

Courtney Holowach

Associate Planner
City of San Diego
Development Services Department
☎: 619-446-5187
SanDiego.gov/DSD

What's the latest? Visit sandiego.gov/dsd-email to sign up to get the latest news and updates.

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From: Holowach, Courtney <CHolowach@san Diego.gov> on behalf of DSD EAS <DSDEAS@san Diego.gov>
Sent: Monday, October 25, 2021 8:10 AM
To: Holowach, Courtney <CHolowach@san Diego.gov>
Subject: Fw: Public Comment from Robert Martin

From: SDGov Webmaster <SDGovWeb@san Diego.gov>
Sent: Sunday, October 24, 2021 8:05 PM
To: DSD EAS <DSDEAS@san Diego.gov>
Subject: Public Comment from Robert Martin

Submitted on Sunday, October 24, 2021 – 20:05

NOP/SCOPING MEETING:
(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:
10/22/2021

NAME:
Robert Martin

EMAIL ADDRESS:
statnow@hotmail.com

COMMENT:

The community of Del Cerro is strongly opposed to changing the zoning for The All People's Church mega project. This area is designated for single family housing. Please maintain the master plan of our community.

From: Holowach, Courtney <CHolowach@san Diego.gov> on behalf of DSD EAS <DSDEAS@san Diego.gov>
Sent: Tuesday, November 16, 2021 8:57 AM
To: Holowach, Courtney <CHolowach@san Diego.gov>
Subject: Fw: [EXTERNAL] Mega project in Del Cerro

From: Karen Miller <scottandkarenmiller@gmail.com>
Sent: Monday, November 15, 2021 9:37 PM
To: DSD EAS <DSDEAS@san Diego.gov>; Miller-Sclar, Jared <JMillerSclar@san Diego.gov>
Subject: [EXTERNAL] Mega project in Del Cerro

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hello, Below is the description now available as to what the intended Megaproject at the entrance to our community would encompass.

I am horrified, shocked and outraged that our community leaders have not done something to halt this illegal structure from being built in our residential neighborhood.

We are challenged as it is to access the main road off the freeway with traffic demands for SDSU to add this monstrosity would create gridlock in an already narrow channel. The lives of everyone residing in this community would be enormously impacted in a negative way.

Your offices have the power to make this right. Do that! Keep this ...
71,600 Sq. ft.² two-level parking structure with 367 parking spaces to include surface parking. Second, a 52,690 Sq ft.² sanctuary, multipurpose building under one roof, 900-seat church with accessory use i.e., Classrooms, office spaces, a multiple purpose room with Gymnasium.

Out of our peaceful residential neighborhood!
Karen and Scott Miller
Sent from my iPad

DSD EAS <DSDEAS@sandiego.gov>

From: Holowach, Courtney <CHolowach@sandiego.gov> on behalf of DSD EAS <DSDEAS@sandiego.gov>
Sent: Friday, October 22, 2021 12:39 PM
To: Holowach, Courtney <CHolowach@sandiego.gov>
Subject: Fw: All Peoples Church / 636444

From: M M <gusmurray@msn.com>
Sent: Friday, October 22, 2021 11:27 AM
To: DSD EAS <DSDEAS@sandiego.gov>
Subject: [EXTERNAL] All Peoples Church / 636444

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Dear Developmental Services Department,

In regards to the All Peoples Church project, I am making it known that this project is not appropriate for this land due to all the reasons that are well cited in the recommended findings section. This land had been granted the option for housing which is far more important to the community than a mega project with a massive parking structure that will completely eradicate this wonderful patch of open space of trees, natural scrub brush, and wildlife.

Allowing this project to go forward will directly oppose the City's mission to utilize housing opportunities to the fullest. This project will also create massive traffic congestion which our city leaders have sworn to improve. The traffic increase for the years of construction and then the daily flow of hundreds of cars in and out of the facility is simply not something that this area can handle or should be pushed into dealing with. There are literally hundreds of buildings that this group could repurpose for their meeting space. Repurposing a vacant building or mall is the responsible alternative and ought to be their primary choice. San Diego does need another giant building project that sucks away millions of dollars in costs when there are so many better options.

Please hold all parties accountable for the research and reporting of this project as I am confident it will come to light that it cannot meet the requirements for final approval.

Mike Murray

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Sunday, October 24, 2021 8:24 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Deanne Palmer

Submitted on Sunday, October 24, 2021 – 20:24

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Deanne Palmer

EMAIL ADDRESS:

deannempalmer@gmail.com

COMMENT:

As a homeowner in the community and 3rd generation of this zip code, my family and I urge you to not approve this project. Please adhere to the current master plan of the community as this project would significantly negatively impact the community. We oppose it and hope as our elected representatives you will represent the community wishes and not approve this project. Thank you for your consideration.

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Wednesday, October 27, 2021 11:33 AM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Bridget Salas

Submitted on Wednesday, October 27, 2021 - 11:33

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Bridget Salas

EMAIL ADDRESS:

bridgetmsalas@live.com

COMMENT:

NO MEGA CHURCH in my neighborhood. This is the neighborhood not commercial area. This is also two-lane road that goes into Del Cerro and out at Del Cerro When school is in session this whole area is congestion if you guys build a mega church it's only gonna be 10 times worse. We have lived in this neighborhood for over 30 years and cannot begin to think with the cities trying to do to this peaceful neighborhood.

This is horrible and really shows that our city is in the pockets at the wealthy!

So sad

Nov. 3, 2021

To: Courtney Holowach
Development Services Dept., City of San Diego

Re: All Peoples Church, Project #: 636444

We have been homeowners in Del Cerro for 35 years. We have serious concerns about the environmental impact of this project on our community.

Traffic at the intersection of College Ave. and Del Cerro Blvd. south to Interstate 8 is already heavy at various times and problematic. Traffic from this area is currently impacted by SDSU to the south, Hurst Elementary just west of the intersection and the Temple Emanu-El across College Blvd., opposite the proposed site of All Peoples Church, and the Windmill Farms shopping center just north of the site. There is not only considerable vehicular traffic, but also pedestrian traffic to and from the school as well as bicycle and pedestrian traffic south across I-8 to SDSU. Adding hundreds of cars to this mix is unacceptable to those of us who rely on this access to our community and I-8. The argument that traffic from the proposed church would only have impact on Sunday fails, since there will obviously be programs throughout the week drawing hundreds of congregants.

There clearly will be health and safety impacts given the enormous increase in vehicular traffic to and from the proposed church along the various streets surrounding it. Plus, adding another traffic signal between I-8 and the existing signal at Del Cerro Blvd. will further back up traffic in all directions.

Del Cerro has multiple hillsides and canyons; wildfires are a constant threat (in fact, there was a significant wildfire just south of this site along I-8 within the past couple of years). Egress from Del Cerro is limited, and adding hundreds of cars to the mix in an evacuation emergency heightens the danger for everyone living nearby.

Adding hundreds of cars day after day into our community will certainly impact air quality in the neighborhood. Impact on air quality will be profound during construction, with heavy equipment and dust, plus noise pollution.

The project will also generate excessive noise on a day to day basis from vehicles and events, especially on the many homes adjacent to the project and the community shopping center just to the north.

The several acres being considered for development would be far better suited to homes, as was originally planned. San Diego is in the midst of a severe housing shortage. Adding homes would be directly in keeping with the nature of the community.

Del Cerro is a quiet, well-established, family-oriented neighborhood. There is a good reason the Navajo Planners have zoned this area as residential. This project is a terrible fit for the neighborhood. A project with a 53,000-square-foot building and two-level parking structure with enormous signage is unseemly in our neighborhood. It will have a profound negative impact on the community.

Thanks for your consideration:

Donna Valerie and Mark Sauer
5875 Overlake Ave., San Diego, Ca. 92120

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Sunday, October 24, 2021 11:15 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Marcellle Egley Sparks

Submitted on Sunday, October 24, 2021 – 23:15

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Marcellle Egley Sparks

EMAIL ADDRESS:

marcelle.egley@gmail.com

COMMENT:

Del Cerro and it's surrounding neighborhoods are not equipped to handle anymore traffic. We also pay to live in good neighborhood for our kids to go to school, be safe and not have commercisl and or non-residential businesses move into our neighborhood. La Mesa our neighbor has a lot of vacancies with all of the businesses that have closed.

Thank you.

Marcelle

619-981-6866

Kim Baranek

From: Holowach, Courtney <CHolowach@sandiego.gov>
Sent: Monday, October 25, 2021 8:13 AM
To: Kim Baranek
Subject: Fw: Public Comment from Marcellle Eglely Sparks

Courtney Holowach

Associate Planner
City of San Diego
Development Services Department
☎: 619-446-5187
SanDiego.gov/DSD

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From: Holowach, Courtney <CHolowach@sandiego.gov> on behalf of DSD EAS <DSDEAS@sandiego.gov>
Sent: Monday, October 25, 2021 8:11 AM
To: Holowach, Courtney <CHolowach@sandiego.gov>
Subject: Fw: Public Comment from Marcellle Eglely Sparks

From: SDGov Webmaster <SDGovWeb@sandiego.gov>
Sent: Sunday, October 24, 2021 11:15 PM
To: DSD EAS <DSDEAS@sandiego.gov>
Subject: Public Comment from Marcellle Eglely Sparks

Submitted on Sunday, October 24, 2021 – 23:15

NOP/SCOPING MEETING:
(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:
10/22/2021

NAME:
Marcellle Eglely Sparks

EMAIL ADDRESS:

marcelle.egley@gmail.com

COMMENT:

Del Cerro and it's surrounding neighborhoods are not equipped to handle anymore traffic. We also pay to live in good neighborhood for our kids to go to school, be safe and not have commercial and or non-residential businesses move into our neighborhood. La Mesa our neighbor has a lot of vacancies with all of the businesses that have closed.

Thank you.

Marcelle

619-981-6866

From: Holowach, Courtney <CHolowach@sandiego.gov> on behalf of DSD EAS <DSDEAS@sandiego.gov>
Sent: Monday, November 15, 2021 5:04 PM
To: Holowach, Courtney <CHolowach@sandiego.gov>
Subject: Fw: [EXTERNAL] Del Cerro proposed project

From: Ann Stice <annstice@gmail.com>
Sent: Monday, November 15, 2021 4:36 PM
To: DSD EAS <DSDEAS@sandiego.gov>
Subject: [EXTERNAL] Del Cerro proposed project

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Please don't change existing zoning which would allow that megalith/structure to take over the canyon in Del Cerro. It's going to cause HUGE traffic problems in College Ave and undoubtedly would extend traffic problems onto Del Cerro Blvd.

Plus i don't believe their draft EIR which doesn't seem to acknowledge they're going to operate 7 days a week,

Thanks. A reply is appreciated.

Also if you could tell me what public hearings where their representatives speak AND the public is invited to speak, I'd appreciate that

AnnStice
Allied Gardens.

DSD EAS <DSDEAS@sandiego.gov>

From: SDGov Webmaster <SDGovWeb@sandiego.gov>

Sent: Sunday, October 24, 2021 7:49 PM

To: DSD EAS <DSDEAS@sandiego.gov>

Subject: Public Comment from Vicki Tilton

Submitted on Sunday, October 24, 2021 – 19:49

NOP/SCOPING MEETING:

(Navajo) All Peoples Church / Project No. 636444 / Notice of Preparation

MEETING DATE:

10/22/2021

NAME:

Vicki Tilton

EMAIL ADDRESS:

vickitilton@gmail.com

COMMENT:

I am firmly against the mega church project in Del Cerro