



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