

Mira Mesa Community Planning Group

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Comments on the Draft PEIR for the Mira Mesa Community Plan Update

We have two comments on the Draft PEIR:

1. The PEIR identifies impacts, but leaves a number of very important impacts unmitigated, particularly in the area of public services and facilities.
 - a. Parks: The PEIR states that “In order to maintain the Value Standard established by the City of San Diego for parks and recreational facilities, the community of Mira Mesa would be required to provide park facilities totaling 14,300 Recreational Value Points upon buildout under the proposed CPU. The existing and planned park facilities at this time totals 11,196 Recreational Value Points, leaving a deficit of recreational facilities.” This can be mitigated. The City needs to identify Park and Recreation Facilities to make up this deficit.
 - b. Recreation and Aquatic Centers: The City still has population based standards for Recreation Centers and Aquatic Centers. This is not addressed in the PEIR. The Draft Community Plan Update says "To meet the guidelines for a minimum of 17,000 square feet per 25,000 residents, Mira Mesa's potential buildout population results in the need for 97,240 square feet of recreation center building space to meet General Plan standards (1 recreation center per 25,000 residents.) The need is the equivalent of 5.7 recreation centers sized at 17,000 square feet each." This is an unmitigated impact that can be mitigated by identifying locations and funding for the additional recreation and aquatic centers.
 - c. Schools: SDUSD demographers estimate a potential increase of 7,614 students from the future additional dwelling units under the proposed CPU, which would approximately double the current number of students. The SDUSD letter to the City on this topic says “Implementation of the Draft Mira Mesa Community Plan Update will likely require significant expansion of school facilities in Mira Mesa. The district does not currently have any long-range facility plans that could possibly accommodate the estimated number of generated students.” No school locations are identified in the Plan except for one elementary school site intended to support Stone Creek. This impact can be mitigated by identifying locations and funding mechanisms for new schools close to the anticipated new population.
 - d. Utilities: The PEIR states that “Systematic improvements and replacement of the public stormwater, sewer and water facilities

throughout the CPU area are expected to be provided as gradual replacement of aging and substandard infrastructure is needed.” The PEIR should include a better assessment of the condition of the facilities and how soon they will need replacement.

2. The traffic analysis is incomplete.
 - a. The PEIR only considers VMT, and has no analysis at all of traffic congestion. This may meet the legal requirements, but for current residents, this is an important issue. The traffic study did analyze congestion and showed that all major intersections at rush hour are at level of service F.
 - b. The proposed SMART corridors will convert one of three lanes in each direction on Mira Mesa Blvd to a bus/HOV lane. This is one of the most congested roads in the City. What will the impact on congestion be of this change?
 - c. The PEIR minimizes the impact on traffic by including only VMT per capita, while the environmental effects are cumulative.
 - d. The PEIR considers the impacts with the maximum number of new residents, but VMT may be highest for the minimum number of new residents allowed in the proposed Plan. What is the effect on the VMT and VMT per capita if proposed residential develops at minimum density?
 - e. Transportation is highly dependent on a proposed future transit system, but the transit system is largely unfunded. What is the impact if the proposed transit system is not built?

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