



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes - DRAFT

January 15, 2021; 6:30 pm

Virtual Meeting Via Zoom Platform

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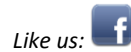
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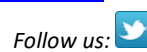
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I. **Parliamentary Items**

(6:32 p.m.)

1. **Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	Vacant seat	Vacant seat
Attendance	5	6	6	7	X	7	7	6	5	5	6	6	3	X	X
Late					X							1	1	X	X
Absences	2	1	1	0	X	0	0	1	2	2	1	0	3	X	X

2. **Modifications to the NPPC Agenda**

a. **Urgent Non-Agenda Action Items:** None

b. **Consent Agenda**

Urban Design/Project Review. Present: Melissa Stayner, Aria Pounaki, Jen Spencer, Tim Taylor, Peter Hill (voting community member), Pat Sexton (voting community member)

NORTH PARK (Process 3) Map Waiver for 4104 Utah Street

For the creation of four condominium units in buildings under construction on parcel 2 of Parcel Map No. 21807, located at 4104 Utah Street. The 0.092-acre site is in RM-

3-7 Zone, within the North Park Community Plan area. Council District 3. Presenter: Maggie Roland

SUBCOMMITTEE MOTION: To approve the map waiver for 4104 Utah Street, because increasing access to opportunities for home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Spencer/Stayner (6-0-0)

No item was pulled from the consent agenda.

Public Comment:

- Kate Callen: NP should vote this down since the city staff refuses to listen to what you are saying in these motions – they do not seem to want to work with you to come up with a solution.
Aria Pounaki: Behind the scenes I’ve been speaking to Council Member Stephen Whitburn, the Mayor’s office and the planning department to work on this and there has been some movement.

MOTION: To adopt the consent agenda. McAlear (9-0-1) Daniel Gebreselassie abstained, because he did not attend the subcommittee meeting.

3. **Agenda:** Adoption of the January 15, 2021 Agenda, *if necessary*.
4. **Minutes:** Approval of the November 17, 2020 Minutes.

MOTION: To approve the November 17, 2020 meeting minutes. Doster/Tucker (8-0-2) Gebreselassie and Stucky abstained because they did not attend meeting.

5. **Treasurer’s Report:** Sarah McAlear.
 - a. Account balance of around \$707.00 – reimbursements from city should bring the account total up to about \$1,100.00.
 - b. Sarah proposes NPPC gets it’s own Gmail account. Cost is: \$6/month. Chair and co-chair would have access to it. Document storage would be a big plus. Free account does not allow mail forwarding and backup. The paid account would be more protective and is considered a reimbursable expense.

MOTION: To approve the NPPC purchase a professional Gmail account. Pounaki/ Taylor (10-0-0)

III. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:49 p.m.)

- **Steven Oechel:** Wanted to get an update on the election. Aria: We will discuss this at the elected official’s section on the agenda.
- **Pat Sexton:** I had a pleasant conversation w/ our community planner, Bernie. I was wondering why we don’t see all the new construction projects, like other planning groups. Our community plan was updated and because of that we don’t see these projects, while other CPG have not updated their plans and therefore don’t have codes that allow for certain types of projects.

- **Renay Johnson:** Why is there another map waiver is on the agenda? Why do these keep coming here if there is nothing we can do about them? Aria: Thank you. The NPPC has tried the approach of not hearing them in the past and it didn't change anything. I'm working w/ the planning dept., the Mayor's office, and our councilmember on this issue behind the scenes. Sarah McAlear: I will work on posting a document that explains this unique situation and post on website.

IV. **Announcements & Event Notices:** Limited to One minute each. (6:50- 6:55 p.m.)

1. **North Park Farmer's Market:** Thursdays weekly 3-7:30PM on North Park Way & 30th Street, for more info: <https://www.northparkfarmersmarket.com/>
2. **Pipe Replacement & Water Shut Off Notice** (see info below)

REASON FOR SHUTDOWN/OUTAGE	AREA AFFECTED	START TIME AND DATE	COMPLETION TIME AND DATE
Water System Upgrades Otay 1 st & Otay 2 nd pipeline replacement 1-16" cut & plugs 3-8" cut & plugs 1-6" cut & plug	<ul style="list-style-type: none"> • 3300-3400 Blk Grim Ave. • 3300-3400 Blk 31st St. • 3000-3100 Blk Upas St. 	Thursday 01/21/2021 8:00 PM	Friday 01/22/2021 6:00 AM

REASON FOR SHUTDOWN/OUTAGE	AREA AFFECTED	START TIME AND DATE	COMPLETION TIME AND DATE
Water System Upgrades 30 th St Pipeline Replacement Project 1-8" reconnection 2-12" reconnections	<ul style="list-style-type: none"> • 3600-3800 Blk Ray st. • 3017 & 3021 University Av. • 3050 North Park Way • 2926 Upas St. 	Monday 01/25/2021 8:00 PM	Tuesday 01/26/2021 6:00 AM

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:55- 7:05 p.m.)

1. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, makana.rowan@sdcountry.ca.gov . NONE
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego,** 619-645-3090, ZaiserK@sandiego.gov . Kohta is a North Park resident, representative from the Mayor's office. Mayor gave inaugural address last week. On Dec. 31st passed an executive order on stricter enforcement of Covid-19 guidelines. Working on gathering more public opinion on the SDG&E Franchise agreement. Their existing franchise agreement was extended by 5 months.
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Diana.Lara@sen.ca.gov. NONE
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 RDarsey@sandiego.gov. Thank you. Director of community engagement and community representative for NP. Working on creating a community group for the franchise agreement. Will follow up once it's set up so people can become involved. Also submitted budget priorities to mayor's office. Please keep using the 'Get it Done App' –we know there have been issues w/ recycling and trash pickup, please keep reporting it through the app. Delays have been due to closures and the Covid-19 outbreak.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov.

The Chair reported the following: Election Planning Dept. put together a draft for framework of election. Allowed to notice and promote election online. Online voting will be allowed. They will also allow paper voting and mail in ballots. CPG Chair will have transition of power in April, not March.

Arash: Information item at next meeting? Aria: yes, we will have an information item on this in February. Will post in meeting minutes as well.

Matt: This should be an action item.

Sarah: Agree, we need to make sure rules are followed and documentation needs to be clear and we are all on the same page. **Aria:** We'll make it an action item at the February meeting.

Tim Taylor: How is attendance tracked? **Aria:** For our group, we have a zoom record of who attended meetings. The zoom is the "sign in" sheet. Should use your name, not phone number when logging in. Sarah has tracked down phone numbers with due diligence when needed.

VI. **Action Item:**

(7:05- 8:30 p.m.)

1. **Sewer-Storm Drain Group Job 828 – Switzer Canyon**

Friends of Switzer Canyon will lead the community in their review of the current Switzer Canyon Storm Drain determination with the goal of gathering NPPC's official input to the PUBLIC NOTICE OF DRAFT MITIGATED NEGATIVE DECLARATION notice (WBS# B-00434.02.06) for [Sewer-Storm Drain Group Job 828](#). Presenter: Carrie Schneider, carrieschneider2000@icloud.com

Carrie Schneider: Project involves replacement of a sewer line in Switzer Canyon and installation of upsized stormwater infrastructure. City will use trenchless excavation to install. But will still need to access all the manholes. It will be a major project that will involve large vehicle access to the canyon. Some major points were:

1. Storm drain impact and aesthetics: type of storm drains they want to install **DO** have an aesthetic impact – prone to graffiti and possibly standing water. Would like them to consider a SDG-104 system as an alternative, more natural looking w/ rip rap.
2. Improve canyon stream bed – increased development in the surrounding neighborhood has caused more impervious area, more storm runoff, and climate change has created more intense storms. All of this has caused a lot of damage – lots of erosion which has created dangerous situations. Need to install rip rap/retaining walls. Would like onsite mitigation. Needs help to stabilize it eroded slopes in the canyon.
3. Impact to biological resources. Worried that vehicle use, and construction activity will impact the habitat.

Aria: What would you like us to do moving forward? Sign on to the Friends of Switzer Canyon letter or form our own letter?

Arash: We heard this topic at the sub-committee. City told us they cannot use rip rap, but still unclear why? **Public comment for the MND ends on Jan. 21st** and an EIR is not required – that's what they are saying – because they argue the impact will be mitigated. According to them, the only impact will be to local vegetation and they can mitigate that offsite in Otay Mesa and pay a fee. Native Americans were consulted, were given a period of only ONE MONTH to provide feedback, because they did provide any comments during that short window of time the city said there was no archeological impact.

Public Comment:

Libby Brydolf: Support Carrie and the Friends comments. An additional concern: Appendix F – revegetation plan is NOT included in the report and they should provide this. Also, a concern about the lack of integration with climate action plan – we should increase tree canopy, increase carbon mitigation and slow runoff. Also, why is the Park and Rec staff not involved?

Mark Spitzer: 10 years ago, city wanted to put utility roads in this canyon and we were able to prevent the roads from being built. Support Carrie and her incredible knowledge.

Carrie Schneider: The City claimed they could not do any onsite mitigation due to scope of work limits. There is no integration of city departments to work with each other. Our major concern is that our thoughtful comments will be recorded, but nothing will be done. Would like them to create a more integrated, thoughtful process.

Arash: We offered to host a community workshop to discuss this issue to explore alternative solutions, but the City did not accept this invitation. We should join forces with the Friends of Switzer Canyon who have a shared objective.

Susan Baldwin: Has anyone connected w/ canyonlands group? Carrie Schneider: Yes, I've discussed it w/ Clayton. It is on his radar.

Board Comment:

Steve Billings: Agree, the City seems to keep ignoring development in and around the canyons.

Steve Doster: I've been hearing this issue in sub-committee meetings – the thing that bothers me is the offsite mitigation, it is not acceptable – the money sits in the fund. City said there is no place for mitigation in the canyon, but I think we need to push back.

Daniel: We should give our support the Friends group – we need to have our city representatives get involved to really be heard. I Would like to see beautification in the area and mitigation here in the neighborhood.

Sarah: I agree the city's plan of off-site mitigation is not acceptable.

Jen: Agree that off-site mitigation is not acceptable. My kids have grown up exploring these gems of nature in our otherwise urban neighborhood – we need to support these ecosystems and demand better from city staff. Would like to see more integration with other departments, and elements of the climate action plan should be integrated into the design – i.e. Creating more tree canopy. Aesthetics should be considered when choosing stormwater treatment – rip rap is preferred.

Matt: Are you looking for a solution like what is happening in Maple Canyon? The city seems to think it's easier and cheaper to mitigate this offsite, so that's what is being pursued BUT is that the right solution for our community? It's cheaper to do offsite and put in these big ugly dissipaters vs. coming up with a more aesthetic option.

Tim: Onsite mitigation was too small? Not sure why?

Arash: City came back with each suggested mitigation area within the canyon with a reason it could not be used – i.e. the area w/ too close to urban area, too small, a paper street or easement was in place or was not in the scope of work for the project.

Tim: I think what the Friends is asking for is very reasonable and we should support them.

Marissa: If the city is going to take this seriously, we need more support. I think the letter is very thought out and we should support it. Please get involved.

Arash: We would like to see concepts from the climate action plan to be integrated into the design solution. More aesthetic choices for stormwater devices.

MOTION: To recommend the rejection of Project 652296 and to sign on to the letter presented by Friends of Switzer Canyon with the modification to clearly state the need for onsite mitigation and submit a public comment on the MND for the project. Pounaki/ McAlear (10-0-0)

NOTE: A copy of this letter and NPPC's public comment has been attached to the meeting minutes in Appendix A.

2. Complete Communities: Parks Master Plan and Recreation Element

The Parks and Recreation Coalition (PARC) is presenting their recommendations on the Parks component of Complete Communities (Parks Master Plan, General Plan Recreation Element, and

Susan Baldwin: Evaluating the Play Everywhere component of the Complete communities plan. Good Point: promotes a park system that is relevant, accessible, and really addresses long standing inequities in the existing park system. However, the artificial deadline did not provide enough time to address significant issues in the plan. There are 5:

1. Limited vision – density of the city is increasing; this doesn't address that added density. Acreage goals should remain. Increase min. % funding for acquisition. Need more parkland acreage, not just more amenities.
2. Limited resident participation – little outreach was done, public support is critical.
3. Funding: how will fee meet equity goals? Funding is needed – research funding sources that are not currently used. Framework not established.
4. Untested: Point system is complicated, hard to understand, not used elsewhere.
5. Equity. Need to understand how money is raised and how it is spent. Min. fee should be required for all development, even if they provide their own private parks.

Other Issues:

- Commercialization of Public Parks – need to protect parks from this, not add to it. We have meet with 6 council members, trying to get to all the Community Planning Groups, as well as CPC.
- Trying to ensure these documents do not go back to City Council for a vote until these elements have been addressed and more time has been taken to study the elements.

Public Comment:

Pat Sexton: Great presentation, agree with you. Enjoyed your presentation.

Christine Hernandez: Great presentation. President of UHCA, supports your decisions and would like to lend whatever support needed.

Board Comment:

Steve Doster: Susan, on annual report, what is the goal of this? Susan: Equity goals would be important to include in follow up reports – funding, and accounting for what it is spent on.

Howard Greenstein: The Point system they are proposing has never been tried, it's a new system. They have already been mentioned that it would need to be "tweaked" – need to make sure this "tweaking" is transparent, should be included in an annual report.

Daniel: Great presentation. Hopefully, the City will get the message – supportive of your presentation and the ideas presented.

Arash: Thank you – great presentation. We asked the city for much of this info and did not hear a response from them. Three Questions: 1) park acquisition – what would the % be calculated and how would it impact maintenance, etc.? 2) Min. dev. Impact fee – what would min be? 3) Point system impact for North Park?

Susan: Dev. Impact fee min. – we are not defining what it would be specifically – was added bc if acreage standard was removed, right now city park fees are community base and can only be spent in that community area. Would advocate for a city-wide park fee that would be spent throughout the city – lessen inequities in certain areas. Howard: Dev. Impact fees can only be

used for new development, and acquisition not on maintenance. Need to look at alternative funding sources for this. Want to avoid stuffing more amenities into existing parks vs. developing more parks.

Sarah: Important point about passive parks and the need for these areas.

Jen: Thank you for doing all this hard work and digesting this component – it's very complicated. Tim and I presented this at our meeting and found it the overall goal of reducing inequities in the existing park system to be great, but the framework of how to do this seemed to have a lot of issues – all of which were perfectly represented in your presentation. The point system is very confusing. I agree we should take more time and get more community input on a plan that could last another 50 years or more.

Matt: Thank you for this presentation. Portions of Balboa Park have been addressed – Mesa is separated from neighborhood areas – Bird Park, Grape St. Dog Park, - these areas would get credit for neighborhood park, not the Mesa area – but even with these we still don't meet the current neighborhood acreage standard. Can we get a copy of this PowerPoint? Susan: We can provide you a copy of the power point.

Tim: We did an analysis that pointed out a lot of these same issues. Seems like City thought: We'll never be able to meet acreage, so we will came up with the point system – but this doesn't fare well for North Park. Community survey was supposed to take the place of community outreach, but the survey questions were skewed. Commercialization was also a concern as you mentioned. Little Italy example.

Marissa: Point system is complicated, but acreage system is also antiquated system. Where do we get land when it's all developed? Frequency of smaller parks will be important. Susan: Acreage doesn't mean large parks, it means that we have a goal - a benchmark. If we are redeveloping for housing, we need to include parkland in that redevelopment plan.

Arash: I'll reiterate one concern of Matt – there is a lot of nuance her that is hard to digest. I am concerned that the equity issues will not be addressed with this current plan. We support investigating the Parc goals more in depth. Howard: we are not asking for specific changes to the city plan just that they slow down the process, work with community groups – we don't have specific revisions. Please slow it down, work with us and other community groups.

Jen: is this planning on going back to city council w/ no changes after it was not passed on Nov. 9th? Susan: unclear, we heard rumors, but not anything concrete. Speaking with the Mayor other council members to raise our concerns before anything does.

MOTION: Direct city staff to work with community planning groups, recreational advisory groups, the PARC group, and other community stakeholders for inputs to improve the existing Parks component of the Complete Communities plan. Kahvazadeh /Stucky (10-0-0).

MOTION: to adjourn. Pounaki / Kahvazadeh (10-0-0) (9:19 p.m.)

VII. NPPC Reports

1. **Chair's Report**
2. **Social Media.** Sarah McAlear
3. **NPPC Website Update.** Sarah McAlear
4. **Subcommittee Reports:** (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. **Urban Design/Project Review (UDPR):** Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting February 1, via Zoom.
 - b. **Public Facilities & Transportation (PF&T):** Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Will resume February 9, via Zoom. (did not meet in January)
5. **Liaisons Reports:** Limited to 1 Min. Max per Report

a. Balboa Park Committee. Vicki Granowitz.

- January 2021 BPC meeting has been moved to January 20, 2021.
- Pipeline Project will start the last week of Dec 2020.
- Bud Kearns Pools construction is back on schedule, estimated completion date is July 2021.
- There are 1600 outreach responses to survey on the future of the park.
- Palisades Project is completed and open.
- Committee of 100 - Automobile Museum restoration will start soon followed by painting the Municipal Gym.
- Committee of 100 wants to merge with the Balboa Park Conservancy and Friends of Balboa Park.
- Friends of Balboa Park - completing a study of parking & circulation; donating fire suppression system that rangers requested.
- The Prado's Sky-wheel was approved, Granowitz was the only no vote. This is an advisory vote only, there will be a number of issues still to be resolved.
- Conservancy Botanical Building Naming rights program was approved.

b. Maintenance Assessment District. Matt Stucky.

c. North Park Main Street. Steve Billings.

d. Adams Avenue Business Association. Arash Kazavahdeh.

e. El Cajon Boulevard Business Improvement Assoc. Arash Kazavahdeh

f. North Park Community Association. Peter Hill.

g. University Heights Community Association. TBD.

h. CPC. Matt Stuckey

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, February 16, 2021

IX. **Adjournment**

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- **For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>
 - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
 - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
 - NPPC Chair: Aria Pounaki info@northparkplanning.org
 - Urban Design/ Project Review Subcommittee Chair: Melissa Stayner urbandesign@northparkplanning.org
 - Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or publicfacilities@northparkplanning.org
 - Adams Avenue Business Association: www.adamsAvebusiness.com/
 - North Park Main Street: northparkmainSt.com/
 - "The Boulevard" El Cajon Boulevard Business Improvement Association: www.theboulevard.org
 - North Park Maintenance Assessment District: <http://npmad.org>
 - North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
 - University Heights Community Association (UHCA): www.uhsd.org

Appendix A: Friends of Switzer Canyon Letter with NPPC signature, NPPC Public Comment on MDN (WBS# B-00434.02.06)

To: DSDEAS@saniego.gov

Subject: Sewer-Storm Drain Group Job 828, Project No. 652296

Below are comments on the Mitigated Negative Declaration (MND) for Sewer-Storm Drain Group Job 828, Project No. 652296.

1) Storm Drain Impact on Aesthetics

- a) Page 10 of the MND describes 8-10 feet of rip-rap style dissipaters, whereas the MND on Page 28 states that SDO-105 concrete dissipater will be used. Please clarify the structure of the dissipater that will be specified: SDO-104, SDO-105 (as described in the San Diego Standard Drawings for Public Works Construction 2016), or some other.
- b) We are not in favor of the SDO-105 in an open space park, since the chain-link fence and large amount of concrete are visually intrusive. The large amount of concrete will attract graffiti, as shown in the attached photo (taken near the Grape Street Dog Park). This is an unmitigated impact to Aesthetics. We request that the department investigate alternatives that reduces this impact, such as using the rip-rap style of dissipater.
- c) In addition, we have witnessed standing water in an SDO-105 style dissipator in Richmond St. canyon just east of 163. This is a public health liability, given the presence and increasing frequency of mosquito-borne disease in San Diego.



2) Storm Water Increase and Stream Bed Improvement

- a) We have identified an opportunity for on-site mitigation based on the impact to Biological Resources. This opportunity will increase the amount of land in Switzer Canyon with the ability to support perennial vegetation.
- b) The stream bed in Switzer is highly incised in many places because of high stormwater flow from surrounding impervious development. This plan will increase the capacity of storm water drains

Appendix A (continued): Friends of Switzer Canyon Letter with NPPC signature, NPPC Public Comment on MDN (WBS# B-00434.02.06)

into the stream bed and will further increase this impact but doesn't appear to take into consideration the effect on soil on the stream banks.

- c) We request an update to the MND to include managing this increased storm water flow to preserve the stream bed and access paths.
- d) For example, there is an opportunity to install check dams (also known as rock-drop structures) on the project site and in other places in the canyon that will keep the soil from being washed downstream. This will preserve the utility access paths.
- e) In addition, this will raise the water table and allow more extensive riparian forest. This more extensive forest can be considered a positive for the City's Climate Action Plan.
 - i) For example, below are before and after images of successful stream bed restoration in Diabold by the Campo Kumeyaay Nation (as communicated by Michael Connolly, Resource Ecologist).



- ii) For example, a project to install drop structures to rehabilitate the incised creek channel has been approved for Maple Canyon (Project 157439).
- f) We request that the MND include a project of this nature to provide on-site mitigation.

Appendix A (continued): Friends of Switzer Canyon Letter with NPPC signature, NPPC Public Comment on MDN (WBS# B-00434.02.06)

3) Impact to Biological Resources

- a) The MND states that vehicles will predominantly use the current utility access path and therefore there is no impact, and also that vegetation (including Palmer’s sagewort and wart-stemmed Ceanothus) on the path will be killed (page 18). These are confusing and contradictory statements. Please indicate on a map where the impacts will take place and whether there will be any widening of the current utility access path.
- b) The current access paths for utility maintenance are designed for “low-impact canyon-proficient vehicles” (Council Policy 400-13) and are no more than about 8 feet wide. Since this project appears to require access by large utility vehicles to each manhole in order to complete the trenchless excavation required for the new sewer, it’s likely that vegetation along the sides of this path (and around the manholes) will be damaged and be made much wider. Please update the MND to calculate the mitigation required for damage to the habitat from *widening* the access path.
- c) The Biological Resources Report table of contents refers to a Draft Revegetation Plan in Appendix F, which is not attached. Please include this Appendix in the public materials.

Thank you for consideration of these comments.



Aria Pounaki
North Park Planning Committee, Chair
(Signing on behalf of the North Park Planning Committee)



Date




1/21/21

Carrie Schneider for Friends of Switzer Canyon:

Robert Matlock
Chris Drayer
Barbara Morton
Mary Severine
Christian Deck
John Gavares
Pete di Girolamo
Susan Seiguer

Libby Brydolf
Betty Ball
Cara D’Angelo
Sheila Kirschenbaum
Wendy Hardy
Rick Hardy
Jen Sabo Spencer
Martha Wild

Appendix A (continued): Friends of Switzer Canyon Letter with NPPC signature, NPPC Public Comment on MDN (WBS# B-00434.02.06)

Sewer-Storm Drain Group Job 828, Project No. 652296 



Aria Ryan <aria.pounaki@gmail.com>
to DSDEAS ▾

Thu, Jan 21, 4:14 PM ☆ ↶ ⋮

Hello,

Below I have tried to capture the sentiment of the community and board as disseminated to the North Park Planning Committee (NPPC) on the Mitigated Negative Declaration (MND) for Sewer-Storm Drain Group Job 828, Project No. 652296:

1. The community feels that the use of concrete dissipators in lieu of rip-rap is an unacceptable aesthetic impact of the project. Alternatives to the concrete dissipator options were not exhaustively investigated and the community would like further study on this.
2. It is clear from community input that off-site vegetation mitigation is an unacceptable mitigation effort and would strongly prefer on-site mitigation to the greatest extent possible.
3. There is a fear that there is an understated risk to existing habitat and vegetation from construction equipment. It is important to accurately reflect and prepare for these risks to minimize impact to the natural environment in **Switzer Canyon**.
4. This project should coincide with mandates in the city's Climate Action Plan to enhance riparian habitat where possible. A more comprehensive review of this project could yield strategies that could complement the storm drain replacement and would also help raise the water table.

On behalf of the NPPC we thank you for your consideration of these comments. A more comprehensive analysis by Friends of **Switzer Canyon** also has our signature and support and we urge you to investigate these concerns fully.

Sincerely,

Aria Pounaki
Chair
NPPC