

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019060003

Project Title: Complete Communities: Housing Solutions and Mobility Choices Program

Lead Agency: City of San Diego

Contact Person: Oscar Galvez

Mailing Address: 9485 Aero Dr., M.S. 413

Phone: (619) 533-3683

City: San Diego, CA

Zip: 92123

County: San Diego

Project Location: County: San Diego

City/Nearest Community: City of San Diego/Citywide

Cross Streets: Citywide

Zip Code: _____

Lat. / Long.: _____

Total Acres: 103,325

Assessor's Parcel No.: _____

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-5, I-15, I-805, SR-52, SR-94, SR-905

Waterways: Pacific Ocean, San Diego Bay, Mission Bay, San Diego River, Lake Murray, San Vicente Reservoir, Otay Reservoir

Airports: Brown Field, San Diego, Montgomery-Gibbs

Railways: San Diego Trolley, Amtrak/Coaster, BNSF SD

Schools: Multiple-Citywide

Document Type:

CEQA:

☐ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☒ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other _____

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other _____

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

Approval of Municipal Code Amendments

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: City Council

STATE CLEARINGHOUSE

Development Type:

☒ Residential: Units Unknown Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational _____

☐ Recreational _____

☐ Water Facilities: Type _____ MGD _____

☒ Transportation: Type Active transportation infrastructure

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☐ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Other Public Utilities, Greenhouse Gas Emissions

☒ Recreation/Parks

☒ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☐ Soil Erosion/Compaction/Grading

☐ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☐ Vegetation

☒ Water Quality

☐ Water Supply/Groundwater

☐ Wetland/Riparian

☐ Wildlife

☐ Growth Inducing

☒ Land Use

☒ Cumulative Effects

Present Land Use/Zoning/General Plan Designation: Various land uses, zoning and GP designations intersect with the program elements.

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

SEE PROJECT DESCRIPTION BELOW:

The proposed project analyzed in this draft Program Environmental Impact Report (PEIR) includes amendments to the San Diego Municipal Code (SDMC) and Land Development Manual (LKDM) to adopt two new ordinances, collectively referred to as Complete Communities: Housing Solutions and Mobility Choices (proposed project). Within the PEIR, Complete Communities: Housing Solutions is referred to as the "Housing Program" while Complete Communities: Mobility Choices is referred to as "Mobility Choices Program." The proposed ordinance amendments are intended to incentivize housing construction, affordability, and supply to achieve planned densities in the City of San Diego's (City's) General Plan and Community Plans and the City's Regional Housing Needs Assessment (RHNA) goals; reduce citywide per capita vehicle miles traveled (VMT) in accordance with Senate Bill 743 (SB 743) and the City's Climate Action Plan; and provide funding to support the completion of active transportation infrastructure within the City's transit priority areas (TPAs) and other urban areas to support these planned densities.

The Housing Program would apply citywide within TPAs in zones that allow multi-family housing. In exchange for new development that provides affordable housing units and neighborhood-serving infrastructure improvements, additional building square footage and height beyond what is otherwise permitted in the respective base zone, Planned District Ordinance (PDO), or Community Plan would be allowed. The proposed ordinance would also allow qualifying projects to be approved through a ministerial approval process; no discretionary development permit would be required for certain development.

The Mobility Choices Program is intended to support reductions in citywide per capita VMT by encouraging development within the City's TPAs and urban areas, requiring the provision of on-site transportation amenities that support transit and active transportation modes within the City's TPAs and urban areas, and by requiring a contribution from development outside of the TPAs and urban areas to fund active transportation infrastructure projects in the TPAs and urban areas to mitigate citywide VMT reductions in those areas.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other EPA, |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 14, 2019 Ending Date January 27, 2020

Lead Agency (Complete if applicable):

| | |
|------------------------|--|
| Consulting Firm: _____ | Applicant: <u>City of San Diego, Planning Department</u> |
| Address: _____ | Address: <u>9485 Aero Dr., M.S. 413</u> |
| City/State/Zip: _____ | City/State/Zip: <u>San Diego, CA 92123</u> |
| Contact: _____ | |
| Phone: _____ | |

Signature of Lead Agency Representative:  Date: 12/13/19

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