

## Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019060003

Project Title: Complete Communities: Housing Solutions and Mobility Choices

Lead Agency: City of San Diego

Contact Name: Oscar Galvez, Senior Planner

Email: GalvezO@sandiego.gov

Phone Number: (619) 533 - 3683

Project Location: City of San Diego/Citywide  
City

San Diego  
County

Project Description (Proposed actions, location, and/or consequences).

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 (LDM) 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 Allocation (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 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in significant and unavoidable impacts related to air quality; biological resources; historical, archaeological, and tribal cultural resources; hydrology/water quality; noise; public services and facilities; transportation; public utilities and infrastructure; wildfire; and visual effects and neighborhood character. Where feasible, the proposed ordinance has incorporated language that would reduce potentially significant impacts; however, the above issue areas would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Prior to preparation of the PEIR, the Notice of Preparation (NOP) was distributed for comment from June 5, 2019 to July 5, 2019. Agency letters and public comments received in response to the NOP included requests to address existing conditions, cultural and historical resources, traffic and transportation, tribal cultural resources, health and safety, aesthetics, land use, hydrology and water quality, public services and facilities, and other general considerations for implementation of the proposed project. Concerns were raised related to the potential for increased height and density of development and the associated effects on community character and views, particularly within the Clairemont Mesa Community Plan area.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Transportation
- California Coastal Commission
- San Diego Regional Water Quality Control Board
- San Diego County Regional Airport Authority
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Wildlife