



Date of Notice: June 5, 2019

**PUBLIC NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING
PLANNING DEPARTMENT**

PUBLIC NOTICE: The City of San Diego (City) as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on June 5, 2019. This notice was published in the San Diego Daily Transcript and placed on the City website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>, and on the Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa>

SCOPING MEETING: The City of San Diego Planning Department will hold a public scoping meeting on **Wednesday, June 26 from 2:00 PM to 4:00 PM** at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA 92108. *The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR.* Please note that depending on the number of attendees, the meeting could end earlier than 4:00 PM.

Written comments regarding the proposed PEIR's scope and alternatives will be accepted at the meeting. Written/mail-in comments may also be sent to the following address: Oscar Galvez, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123 or e-mail your comments to PlanningCEQA@sandiego.gov with the project name in the subject line no later than **July 5, 2019**. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for public review and comment.

PROJECT NAME: Transit Priority Area Housing and Infrastructure Incentive Program
COMMUNITY PLAN AREA: Citywide in Transit Priority Areas
COUNCIL DISTRICT: All

PROJECT DESCRIPTION: The City is proposing a housing incentive program that includes an ordinance that would amend the San Diego Municipal Code (SDMC) to incentivize housing construction, affordability, and supply, along with other related implementing actions. The purpose of the proposed ordinance is to implement the City's General Plan City of Villages Strategy and Climate Action Plan, and to achieve the production of the City's Regional Housing Needs Allocation by facilitating construction of the General Plan's planned densities focused in the City's Transit Priority Areas (TPAs). The proposed ordinance would apply Citywide within TPAs in zones that allow multi-family housing. The proposed ordinance would allow qualifying projects to be approved through a ministerial approval process; no discretionary development permit would be required for the development. In exchange for new development providing on-

site affordable housing units and neighborhood-serving infrastructure improvements, the proposed ordinance would allow additional building square footage and height beyond what is otherwise allowed in the zone.

PROJECT LOCATION: Citywide within TPAs in zones that allow for multi-family residential development. Additional height beyond what is allowed in the zone would not be available for projects within the City's Coastal Height Limit Overlay Zone. All activities associated with implementation of the proposed ordinance and other related implementing actions would be located within the City's geographic boundaries and jurisdiction. The City of San Diego land area covers nearly 372 square miles and is located in the southwestern corner of California, within the County of San Diego. Attachment 1 shows the current TPAs that will be analyzed in the PEIR within the City's jurisdictional boundaries.

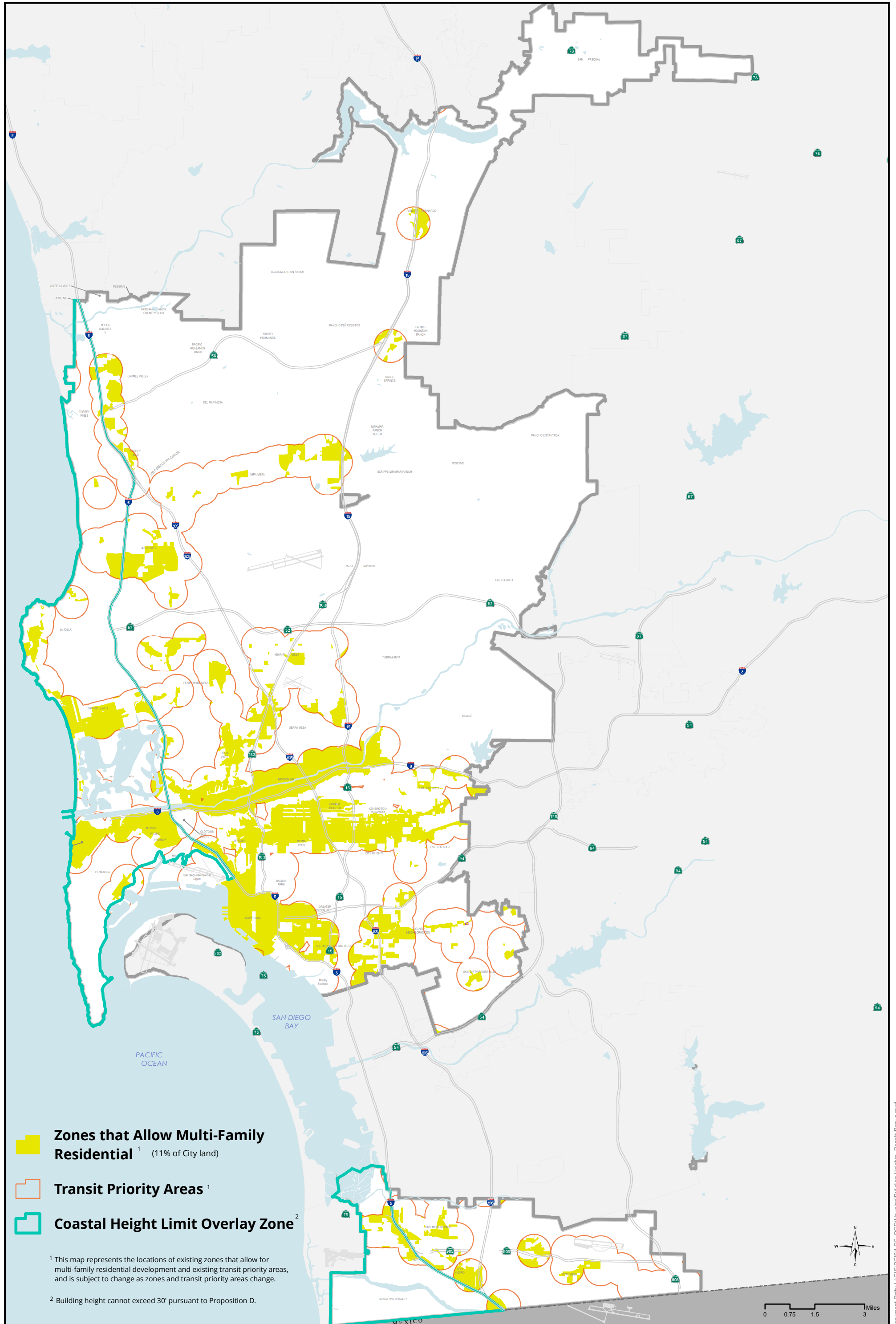
RECOMMENDED FINDING: Pursuant to CEQA Guidelines Section 15060(d), the proposed ordinance and other related implementing actions may result in significant environmental impacts in the following areas: Aesthetic/Visual, Air Quality, Biological Resources, Energy Conservation, Geology and Soils, Greenhouse Gas Emissions, Historical Resources (Built-Environment, Archaeology, and Tribal Cultural Resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Toxic/Hazardous, Transportation/Circulation, and Visual Effects and Cumulative Effects.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, please call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, please contact Oscar Galvez at (619) 533-3683. For information regarding public meetings/hearings on this project, please contact the Project Manager, Kelley Stanco, at (619) 236-6545. This Notice was published in the San Diego Daily Transcript and distributed on June 5, 2019.


Heidi Vonblum
Program Manager
Planning Department

ATTACHMENT:
1 – Project Location



 **Zones that Allow Multi-Family Residential**¹ (11% of City land)

 **Transit Priority Areas**¹

 **Coastal Height Limit Overlay Zone**²

¹ This map represents the locations of existing zones that allow for multi-family residential development and existing transit priority areas, and is subject to change as zones and transit priority areas change.

² Building height cannot exceed 30' pursuant to Proposition D.

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Carmel Valley Ranch Branch (81F)
City Heights/Weingart Branch Library (81G)
Clairemont Branch Library (81H)
College-Rolando Branch Library (81I)
Kensington-Normal Heights Branch Library (81K)
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Logan Heights Branch Library (81N)
Malcolm X Library & Performing Arts Center (81O)
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Mission Valley Branch Library (81R)
North Clairemont Branch Library (81S)
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Otay Mesa-Nestor Branch Library (81W)
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Paradise Hills Branch Library (81Y)

Point Loma/Hervey Branch Library (81Z)
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Terrasanta Branch Library (81II)
University Community Branch Library (81JJ)
North University Branch Library (81JJJ)
University Heights Branch Library (81KK)
Malcolm A. Love Library (457)

Real Estate Assets Department
Cybele Thompson, Director

City Advisory Boards and Commissions
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Other Governments

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City of Coronado (95)
City of Del Mar (96)
City of El Cajon (97)
City of Escondido (98)
City of Imperial Beach (99)
City of La Mesa (100)
City of Lemon Grove (101)
City of National City (102)
City of Poway (103)
City of Santee (104)
City of Solana Beach (105)
San Diego Association of Governments (108)
San Diego Unified Port District (109)
San Diego County Regional Airport Authority (110)
Metropolitan Transit System (112)
San Diego Gas & Electric (114)
Metropolitan Transit System (115)
San Dieguito River Park JPA (116)

School Districts

Chula Vista School District
Del Mar Union School District
Grossmont Union High School District
La Mesa-Spring Valley School District
Lemon Grove School District
National School District
Poway Unified School District
San Dieguito Union High School District

San Ysidro School District
Santee School District
Solana Beach School District
South Bay Unified School District
Sweetwater Union High School District
San Diego Unified School District
San Diego Unified School District, Paul Garcia
San Diego Community College District

Community Planning Groups

Community Planning Committee (194)
Balboa Park Committee (226A)
Black Mountain Ranch-Subarea I (226C)
Otay Mesa-Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Barrio Logan Planning Group (240)
Downtown Community Planning Council (243)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)
Serra Mesa Planning Committee (263A)
Kearney Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
Midway/Pacific Highway Community Planning Group (307)
Mira Mesa Community Planning Committee (310)
Mission Beach Precise Planning Board (325)
Mission Valley Planning Group (331)
Navajo Community Planners, Inc. (336)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
North Park Planning Committee (363)
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Pacific Beach Community Planning Committee (375)
Pacific Highlands Ranch-Subarea III (377A)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
San Pasqual-Lake Hodges Planning Group (426)
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Scripps Miramar Ranch Planning Group (437)
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Skyline Paradise Hills Planning Committee (443)
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Tierrasanta Community Council (462)
Torrey Highlands – Subarea IV (467)
Torrey Pines Community Planning Board (469)
University City Community Planning Group (480)
Uptown Planners (498)

Town and Community Councils

Town Council Presidents Association (197)
Barrio Station, Inc. (241)
Downtown Community Council (243)
Harborview Community Council (245)
Clairemont Town Council (257)
Serra Mesa Community Council (264)
La Jolla Town Council (273)
Rolando Community Council (288)
Oak Park Community Council (298)
Darnell Community Council (306)
Mission Beach Town Council (326)
San Carlos Area Council (338)
Carmel Mountain Ranch Community Council (344)
Pacific Beach Town Council (374)
Rancho Peñasquitos Town Council (383)
Rancho Bernardo Community Council, Inc. (398)
San Dieguito Planning Group (412)
United Border Community Town Council (434)
Murphy Canyon Community Council (463)
Mission Valley Community Council (328C)
Ocean Beach Town Council, Inc. (367A)

Native American

Native American Heritage Commission
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Ewiaapaayp Band of Mission Indians (225C)
Inaja Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Ipai Nation of Santa Ysabel (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Indians (225Q)
San Luis Rey Band of Luiseno Indians (225R)
Los Coyotes Band of Mission Indians (225S)

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San Diego County Apartment Association (152)
San Diego Chamber of Commerce (157)
Building Industry Association (158)
San Diego River Park Foundation (163)
San Diego River Coalition (164)
Sierra Club San Diego Chapter (165)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society, San Diego Chapter (170)
San Diego Coastkeeper, Matt O'Malley (173)
Citizens Coordinate for Century 3 (179)
Endangered Habitat League (182)
Citizens Coordinate for Century 3 (189)
League of Women Voters (192)
National City Chamber of Commerce (200)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Chrisman (215)
Frank Brown - Inter-Tribal Cultural Resource Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society Inc. (218)
San Diego Canyonlands (165A)
Jim Peugh (167A)
Endangered Habitat League (182A)
Clint Linton (215B)
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Bayview Community Development Corporation
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Chelsea Investment Corp
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Community Housing Works
Community organizer
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CSA SD County
EDC
Environmental Health Coalition
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Interfaith Shelter Network
Jewish Family Services San Diego
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Nile Sisters Development Initiative
Park to Bay - Designer
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