



Date of Notice: December 13, 2019

**PUBLIC NOTICE OF AVAILABILITY FOR  
A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (Draft PEIR)  
PLANNING DEPARTMENT**

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**PUBLIC NOTICE:** The City of San Diego's Planning Department has prepared a Draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The Draft PEIR and associated technical appendices have been placed on the City of San Diego's California Environmental Quality Act (CEQA) website under the heading "Draft CEQA Documents" and can be accessed at the following link:

<https://www.sandiego.gov/ceqa/draft>

**Your comments must be received by January 27, 2020** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Oscar Galvez, Environmental Planner, Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the **Project Name** in the subject line. Please note that only written comments, received either via US Mail, hand-delivered, or via email, will be considered official comments in the Final PEIR.

**PROJECT NAME:** Complete Communities: Housing Solutions and Mobility Choices  
**COMMUNITY PLAN AREA:** Citywide  
**COUNCIL DISTRICT:** All

**PROJECT DESCRIPTION:** The proposed project includes amendments to the San Diego Municipal Code (SDMC) to implement the **Complete Communities: Housing Solutions** (Housing Program). Future development projects that provide affordable housing and provide or contribute toward neighborhood-serving improvements would be allowed additional square footage and building height, which would allow for additional units beyond what is otherwise allowed in the respective base zone, Planned District Ordinance, or Community Plan. Existing height restrictions in the Coastal Zone in addition to height restrictions in proximity to airports would continue to apply. Additionally, projects that qualify for participation in the Housing Program could be approved through a ministerial process, with certain exceptions.

The following link includes additional information on the **Housing Program**:  
<https://www.sandiego.gov/planning/programs/completemunities/housingsolutions>

The proposed project also includes amendments to the City's SDMC and Land Development Manual (LDM) to implement the **Complete Communities: Mobility Choices** (Mobility Choices Program). It also includes the adoption of a fee to mitigate vehicle miles traveled (VMT) impacts from new development. The purpose of the Mobility Choices Program is to implement Senate Bill 743 (SB 743) by ensuring that new development mitigates VMT impacts to the extent feasible while incentivizing development within the City's transit priority areas (TPAs) and urban areas that will

be supported by an investment in active transportation and transit infrastructure – in the areas where that infrastructure is needed most – where the most reductions in overall vehicle miles travel and greenhouse gas emissions reductions can be realized.

The following link includes additional information on the **Mobility Choices Program**:

<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>

**PROJECT LOCATION:** The City is located within San Diego County in the southwestern corner of California. San Diego County is bordered by Riverside County to the north, Orange County at the northwest corner, Imperial County to the east, the Republic of Mexico to the south, and the Pacific Ocean on the west. The applicable project areas for the **Housing Program** include zones within TPAs that allow for multi-family residential development. The location of TPAs are based on the adopted San Diego Association of Governments (SANDAG) 2050 Regional Transportation Plan. TPAs are defined in SB 743 and established in Section 21099 of the California Public Resources Code, which states: “Transit priority area” means “an area within one-half mile of a major transit stop that is existing or planned.” “Major Transit Stop,” is defined as, “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes each having a frequency of service of 15 minutes or less during the morning and afternoon peak commute periods.”

The proposed **Mobility Choices Program** would apply citywide to new development, subject to certain exceptions. Physical impacts associated with the construction of active transportation infrastructure and amenities resulting from implementation of the program would occur within Downtown, in TPAs, and more urban areas. These improvements would largely occur within existing road rights-of-way or within the development footprint of future development projects

**APPLICANT:** City of San Diego, Planning Department

**RECOMMENDED FINDING:** The Draft PEIR concludes that the proposed project would result in significant environmental impacts in the following areas: **Air Quality; Biological Resources; Historical, Archaeological, and Tribal Cultural Resources; Hydrology and Water Quality; Noise; Public Services and Facilities; Public Utilities and Infrastructure; Transportation; Public Utilities and Infrastructure; Wildfire; and Visual Effects and Neighborhood Character.** All other impacts analyzed in this PEIR were found to be less than significant.

**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, contact Oscar Galvez at (619) 553-3683. For project information, contact the Project Manager, Kelley Stanco, at (619) 236-6545.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **December 13, 2019.**

Heidi Vonblum, Program Manager  
Planning Department