



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

NOTICE OF INTENT AND AVAILABILITY FOR PUBLIC REVIEW AND COMMENT PERIOD OF DRAFT INITIAL STUDY (IS)/NEGATIVE DECLARATION (ND)

MF 1335 HOUSING ELEMENT 2021-2029 UPDATE

Draft IS/ND Public Review and Comment Period: March 11, 2021 to April 10, 2021

NOTICE IS HEREBY GIVEN that the City of Imperial Beach (City), as the Lead Agency, has prepared and intends to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft IS/ND which has been prepared for the proposed project.

PROJECT NAME: MF 1335 Housing Element 2021-2029 Update

APPLICANT: City of Imperial Beach

DESCRIPTION: The project is the adoption and implementation of the Imperial Beach Housing Element 2021-2029 Update (project). The Housing Element is one of seven state-mandated elements of the City's General Plan. It contains the goals and policies the City of Imperial Beach intends to implement to address several important housing-related issues as well as programs to achieve those goals. State Housing Element law (Government Code Section 65580 et seq) requires:

- An analysis of population and employment trends;
- An analysis of the City's fair share of the regional housing needs;
- An analysis of household characteristics;
- An inventory of suitable and available land for residential development;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly assisted housing development that may convert to non-assisted housing developments.

The following major issue areas are addressed by the goals and policies of this Element:

- Provide a broad range of housing types to meet the needs of existing and future residents;
- Identify and promote adequate sites for future residential development;
- Increase opportunities for homeownership;
- Ensure that existing housing is maintained and preserved; and
- Promote equal housing opportunity for all.

LOCATION: The project is located within the entire jurisdiction of the City of Imperial Beach.

ENVIRONMENTAL EFFECTS: The IS and ND identified no significant impacts that would result from the implementation of the project.

REVIEW AND COMMENT PERIOD: The City has established a 30-day public review and comment period from **March 11, 2021** to **April 10, 2021**. During this period, the Draft ND and IS will be posted on the City's website at www.imperialbeachca.gov/housing_programs.

Comments can be made on the IS/ND in writing before the end of the public review and comment period. All written comments on the Draft IS/ND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects, if any, are avoided or mitigated. Written comments must be submitted so as to arrive **no later than 5:00 p.m. on April 10, 2021**, to the following:

Reyna Ayala
Community Development Department
City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, California 91932

Comments will also be accepted by email to rayala@imperialbeachca.gov. **Please include "MF 1335 HOUSING ELEMENT 2021-2029 IS/ND" in the email subject line.**

Following the close of the public comment period, the City will consider the IS/ND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final ND for consideration and certification by the City Council. Notice of the City Council hearing for the project will be published at a later date. If you challenge the City's action on this environmental document in court, you may be limited to raising only those issues that you or someone else raised in written correspondence to the City during this 30-day public comment period.

FURTHER INFORMATION: For project or environmental review information, please contact Reyna Ayala at the City of Imperial Beach at (619) 628-1356 or rayala@imperialbeachca.gov.



Reyna Ayala
Assistant Planner
City of Imperial Beach

March 11, 2021
Date of Notice

File: MF 1335

State Clearinghouse/Office of Planning and Research, P.O. Box 3044, 1400 Tenth Street, Room 222, Sacramento, CA 95812-3044 (15 CDs & Summary Form & NOC)
San Diego County Clerk; 1600 Pacific Highway, Rm. 260, P.O. Box 1750, MS A-33, San Diego CA 92101
Richard Drury-Theresa Rettinghouse, Lozeau Drury LLP, 410 12th St., Ste. 250, Oakland, CA 94607