

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 # _____

Project Title: Blueprint San Diego

Lead Agency: City of San Diego Contact Person: Rebecca Malone
Mailing Address: 9485 Aero Dr., M.S. 413 Phone: (619) 446-5371
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: _____

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 Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: City Council
Approval of Municipal Code Amendments

Development Type:

Residential: Units Unknown Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Planning Document

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Public Utilities, Greenhouse Gas Emissions

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 General Plan provides a policy framework for land use decisions in the City that balance the needs of a growing City. It expresses a Citywide vision and provides a comprehensive policy framework for how the City should develop, provide public services, and maintain and enhance the qualities that define the City of San Diego. Community plans work together with the General Plan to provide location-based policies and recommendations in the City's 50 community plan areas.

The General Plan and Community Plans play a critical role in meeting the City's Climate Action Plan goals and contributing to the region's mobility vision and needs, by identifying land uses and public improvements that work toward achieving the Citywide mobility mode share targets that reflect quantified greenhouse gas emissions. As the City and State have shifted away from accommodating additional vehicular travel, to instead focus on reducing vehicular travel through strategic land use planning – primarily by locating new development near transit - and investments in walking, bicycling, and transit improvements, proactive and comprehensive land use planning is more critical than ever.

Community Plans serve as a framework for the future development of the City communities over a 20 to 30 year timeframe. Community plans are written to refine the General Plan's Citywide policies and implement the Climate

Action Plan, to designate land uses, plan for complete mobility networks, and provide additional site-specific recommendations as needed. They provide more detailed land use designations and site-specific policies on a wide array of topics including housing, mobility, open space and parks, public facilities, sustainable development, environmental justice, urban design, and historic preservation. Together, the General Plan and the community plans guide future development to achieve Citywide policy objectives in line with the CAP for more sustainable housing and mobility to prioritize reduction in greenhouse gas emissions.

The City updates community plans to provide policy direction that reflects the current vision and needs of the City and community. An updated community plan can catalyze both public and private investment and opportunity in a community through new housing, job growth, infrastructure, and public spaces to ensure that our neighborhoods thrive in a way that furthers the City's attainment of the Climate Action Plan goals.

Community plan updates provide land use maps and designations to address housing and employment needs and to target the connection between our residents and jobs to reduce vehicle miles traveled through safe and efficient mobility options. They establish new and updated policies that address community or neighborhood-specific issues consistent with the General Plan and identify new and improved public facilities and infrastructure needed to serve local and citywide residents and visitors. Community plan updates may also contain community-specific supplemental development regulations, zoning amendments, urban design policies, and other measures to implement the updated Community Plan.

Blueprint San Diego is a new approach to comprehensive Citywide planning that will proactively identify the City's housing, climate, and mobility goals and implement them

throughout the City at the community plan level in a way that reflects the unique characteristics of each community. This approach will provide a Citywide framework to guide and focus future land use changes in each community, in a manner that is fundamentally consistent with the City's climate, infrastructure, and environmental goals, as well as the Citywide housing allocation determined by the state-mandated Regional Housing Needs Assessment Plan. This approach will provide an equitable framework for future development throughout the City that advances the City's environmental justice goals.

Blueprint San Diego will establish land use and mobility thresholds to identify appropriate land uses in areas near and within future and existing Transit Priority Areas. A fundamental objective of Blueprint San Diego will be to further the Climate Action Plan by establishing a framework for strategic land use planning that will achieve the City's greenhouse gas emissions reductions targets through reduced Citywide vehicle miles traveled. Blueprint San Diego will also identify objective design standards to ensure future development is compatible with the City's identity and vision expressed in the General Plan and community plans.

These data-driven thresholds will be used to guide future Community plan updates and other implementation actions. It is anticipated that Blueprint San Diego will involve General Plan and community plan amendments, San Diego Municipal Code amendments, zoning changes, and other implementation actions to achieve its desired outcomes.

The project has received funding from the State of California's Local Early Action Planning grant and is intended to accelerate housing production in the City to address the City's housing goals and to create plans to more quickly implement the mobility infrastructure to meet the housing and employment needs and reduce the citywide greenhouse gas emissions in line with the City's CAP. These changes will allow for greater and more tailored public engagement to best inform the needs of our communities and ensure public engagement is representative of the demographics of the community.

While the Blueprint San Diego program will be used to guide future community plan updates, the program also immediately includes the current ongoing comprehensive updates to the Mira Mesa and University Community Plans, and amendment to the Uptown Community Plan for the Hillcrest Focused Plan area.

Land Use and Mobility Thresholds for Future Community Plan Updates

Blueprint San Diego will identify minimum housing and employment intensities for areas near and within future and existing Transit Priority Areas throughout the City. These thresholds will identify the levels of development necessary to further the citywide transportation mode share goals of the Climate Action Plan for walking, bicycling, and transit. Transit Priority Areas are defined in State law as an area within one-half mile of a major transit stop that is existing or

planned for in a regional transportation plan. It is anticipated that these thresholds would be used to guide future community plan updates to identify the land uses and intensities to implement Blueprint San Diego.

Objective Design Standards to Plan for Our Neighborhoods

To address the State's housing shortage, recent State legislation requires using objective and quantifiable standards to review and approve multiple-unit housing development. Objective Standards are regulations that do not require a subjective judgment or hearing to determine that a project satisfies the applicable regulatory requirements. Blueprint San Diego includes the establishment of additional objective standards to ensure that future development is compatibly designed and developed in a manner that results in positive investments within our communities.

Mira Mesa Community Plan Update

The Mira Mesa Community Plan was adopted in 1992. The General Plan identifies Mira Mesa as a regional employment center. The Mira Mesa Community Plan Update will address housing and employment growth by identifying mixed-use villages within commercial centers along Mira Mesa Boulevard within the central and eastern portion of the community, Sorrento Mesa employment center within the western portion of the community, and the business park area within the eastern portion of the Miramar employment center. The villages areas will provide for additional housing, public spaces, multi-modal circulation improvements, and parks. The mixed-use villages are primarily located within Transit Priority Areas. The Mira Mesa Community Plan Update will also identify trails within open space areas. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

University Community Plan Update

The University Community Plan was adopted in 1987. The General Plan identifies the community as a regional employment center. The University Community Plan Update will address housing and employment growth by identifying areas for higher residential density and employment intensity within areas near light rail transit stations that are under construction. The University Community Plan Update will also provide urban design policies and supplemental development regulations to improve the pedestrian environment within mixed use and employment areas. The University Community Plan Update identifies village areas for additional housing and public space/parks within existing commercial centers within the southern and northern portions of the community. The mixed-use villages and areas near the light rail transit stations are primarily within Transit Priority Areas. The University Community Plan Update will also identify trails within open space areas and designate additional City owned property as open space. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

Uptown Community Plan Focused Plan Amendment

The Uptown Community Plan was adopted in 2016. The Focused Plan Amendment to the Uptown Community Plan for the Hillcrest area is within multiple Transit Priority Areas. The Focused Plan Amendment will address housing and employment growth by identifying areas for higher residential density and employment intensity within areas primarily along University

Avenue, Washington Street, Fourth, Fifth and Sixth avenues. The Focused Plan Amendment will also provide urban design policies, multi-modal circulation improvements, and supplemental development regulations to improve the pedestrian and bicycle networks. The Focused Plan Amendment will identify areas for additional housing and public space/parks. It will also contain recommendations for improving bicycle and pedestrian facilities and transit access consistent with SANDAG's Regional Plan.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 July 19, 2021 Ending Date August 18, 2021

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: *Rebecca Malone* Date: 7.19.2021

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